HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: January 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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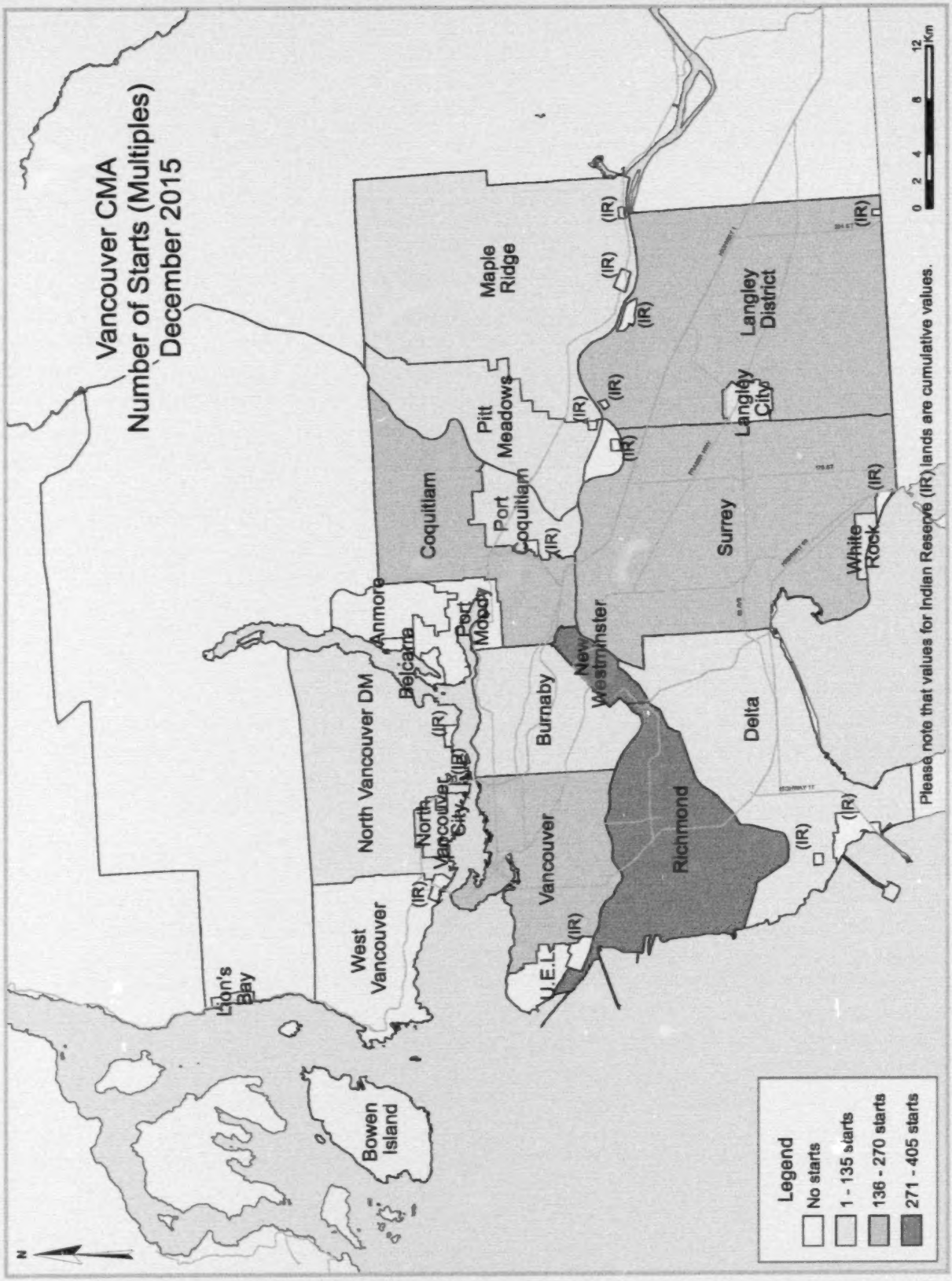
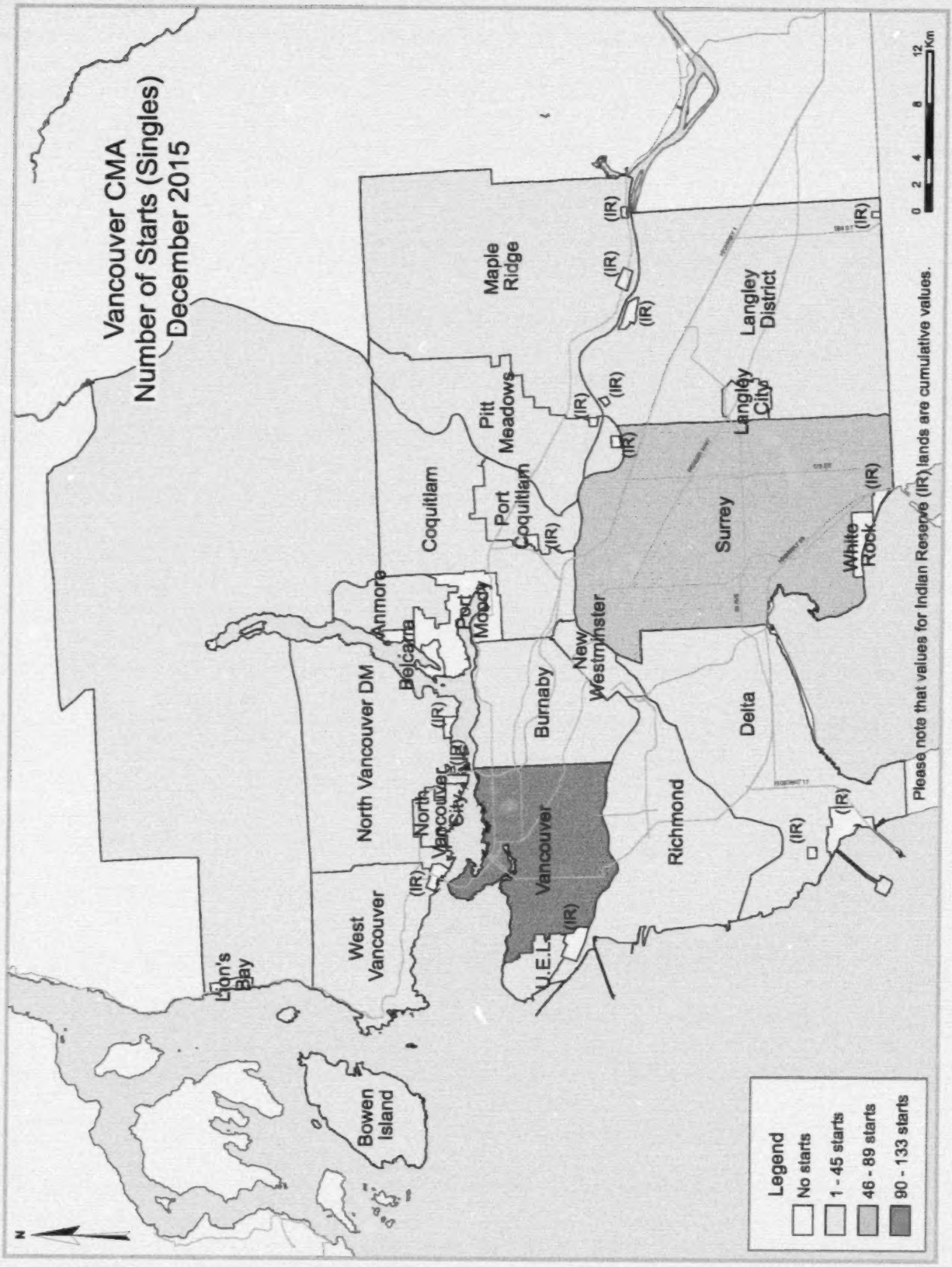
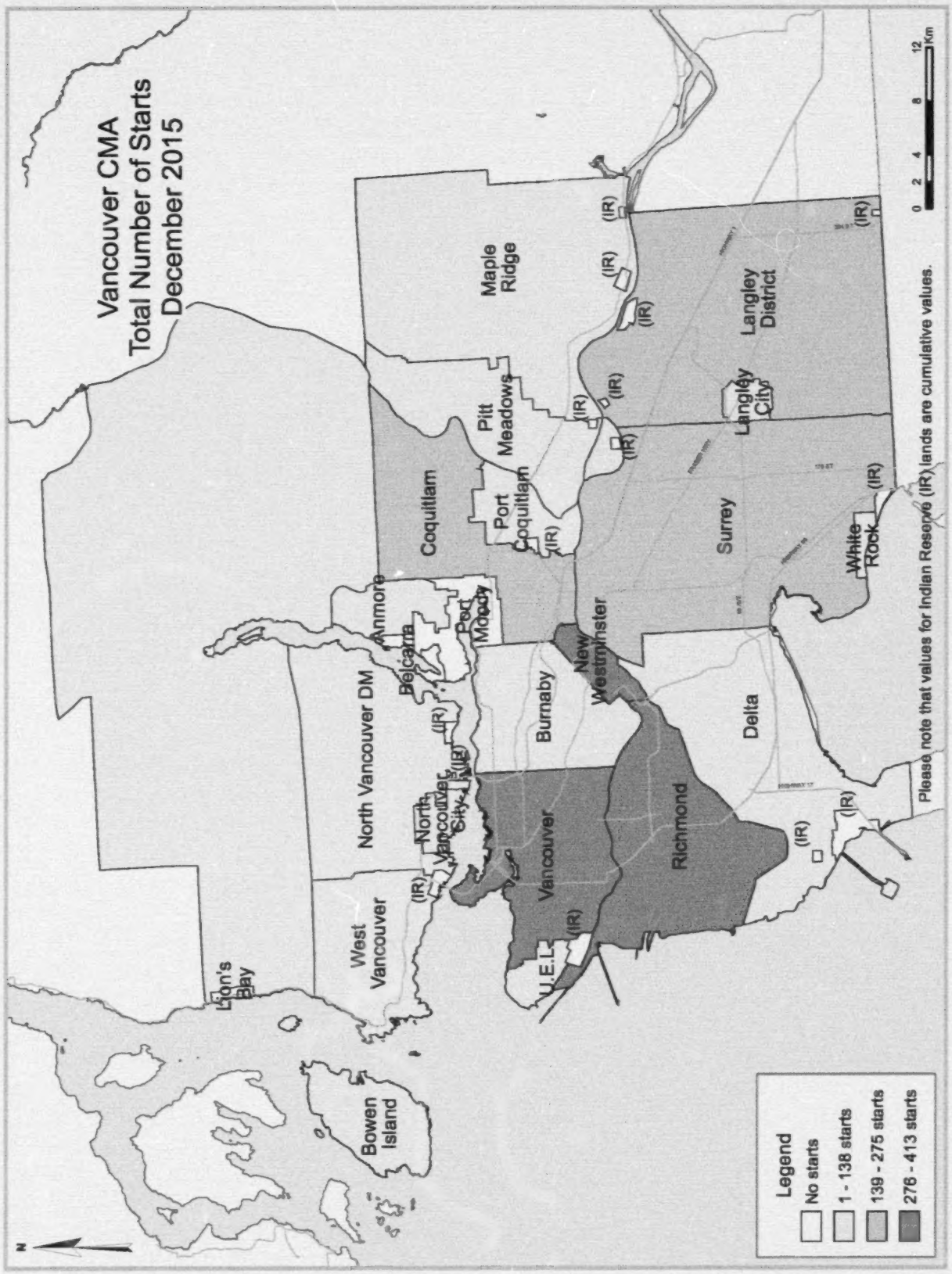
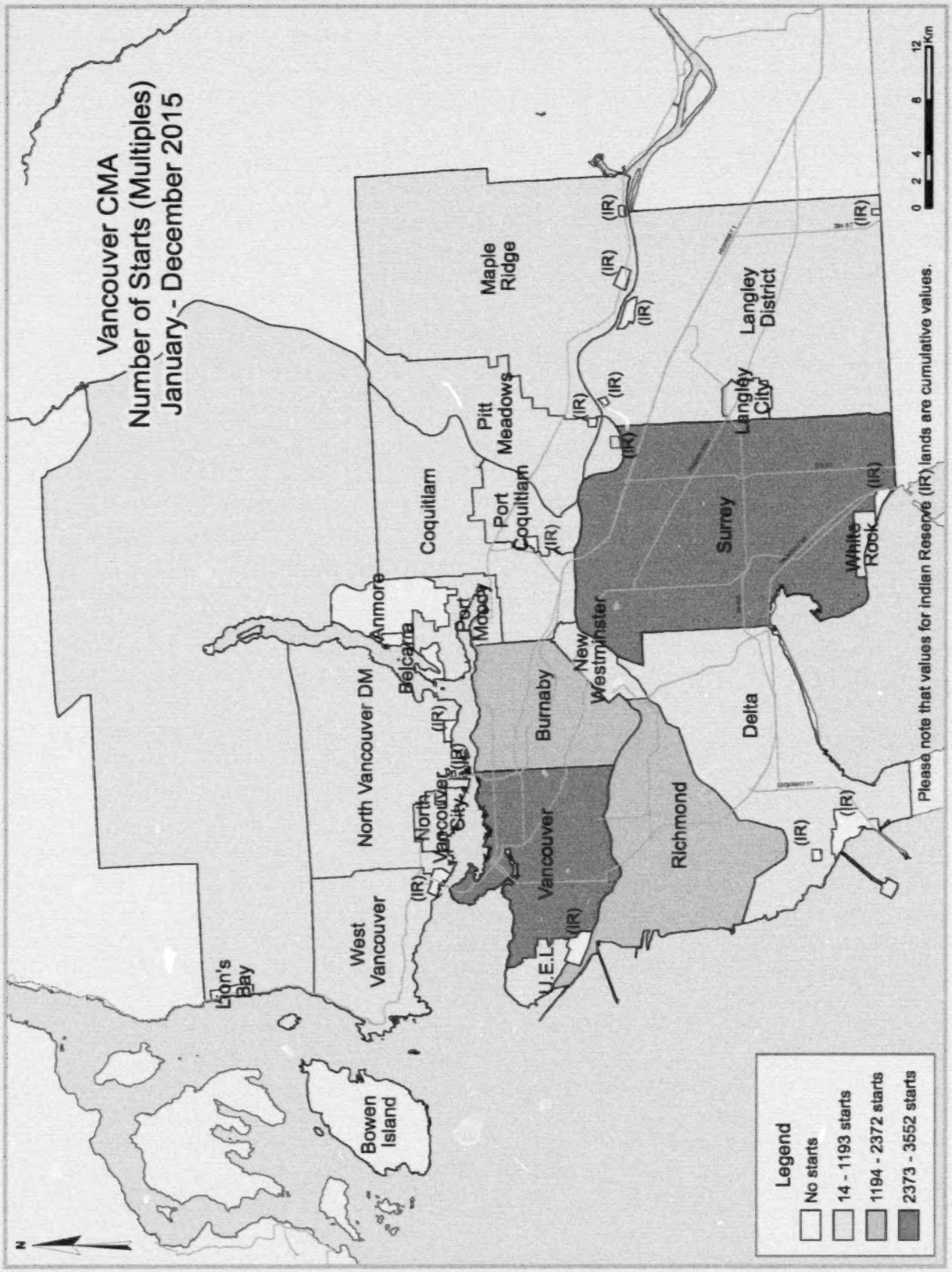
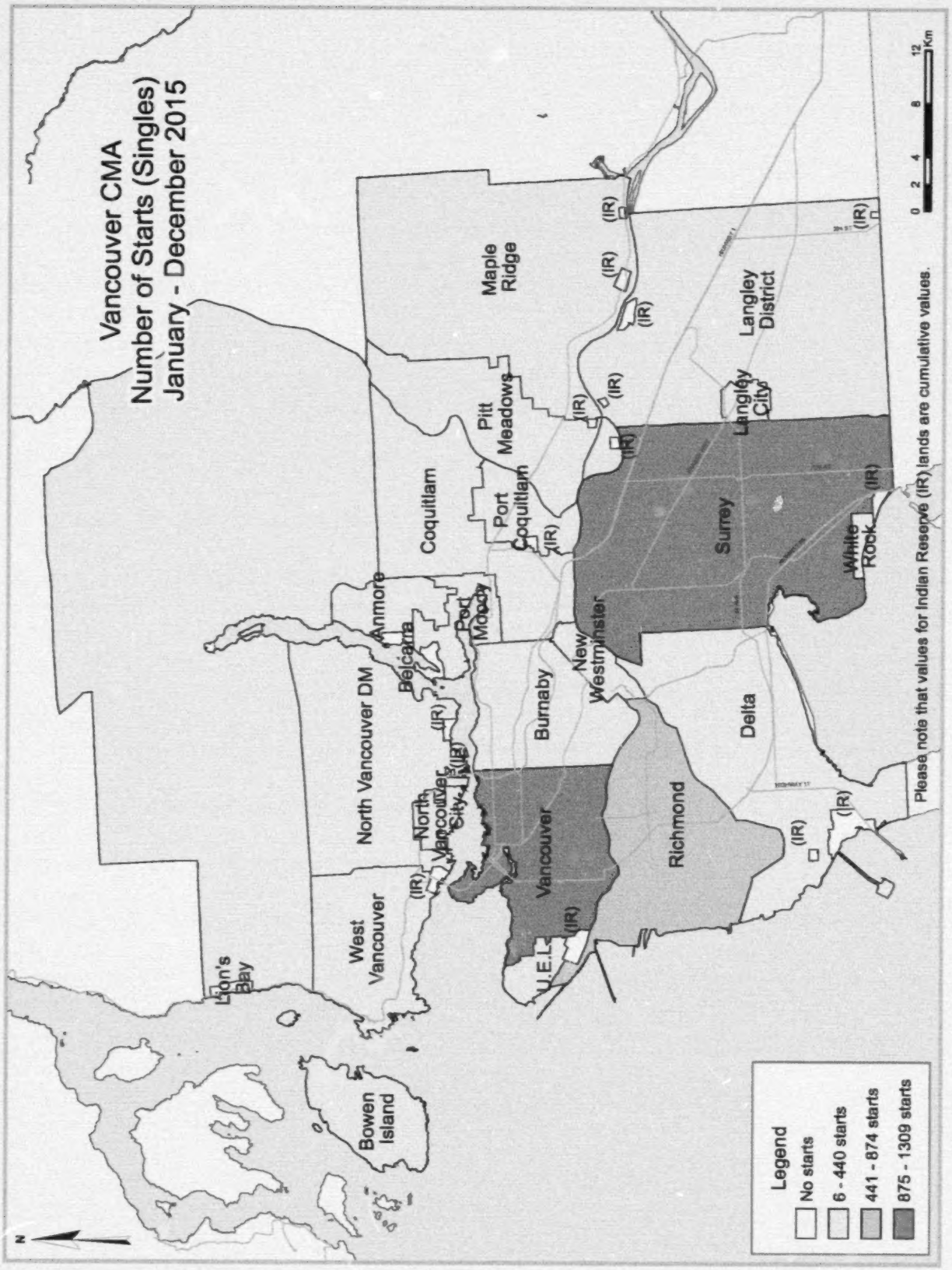
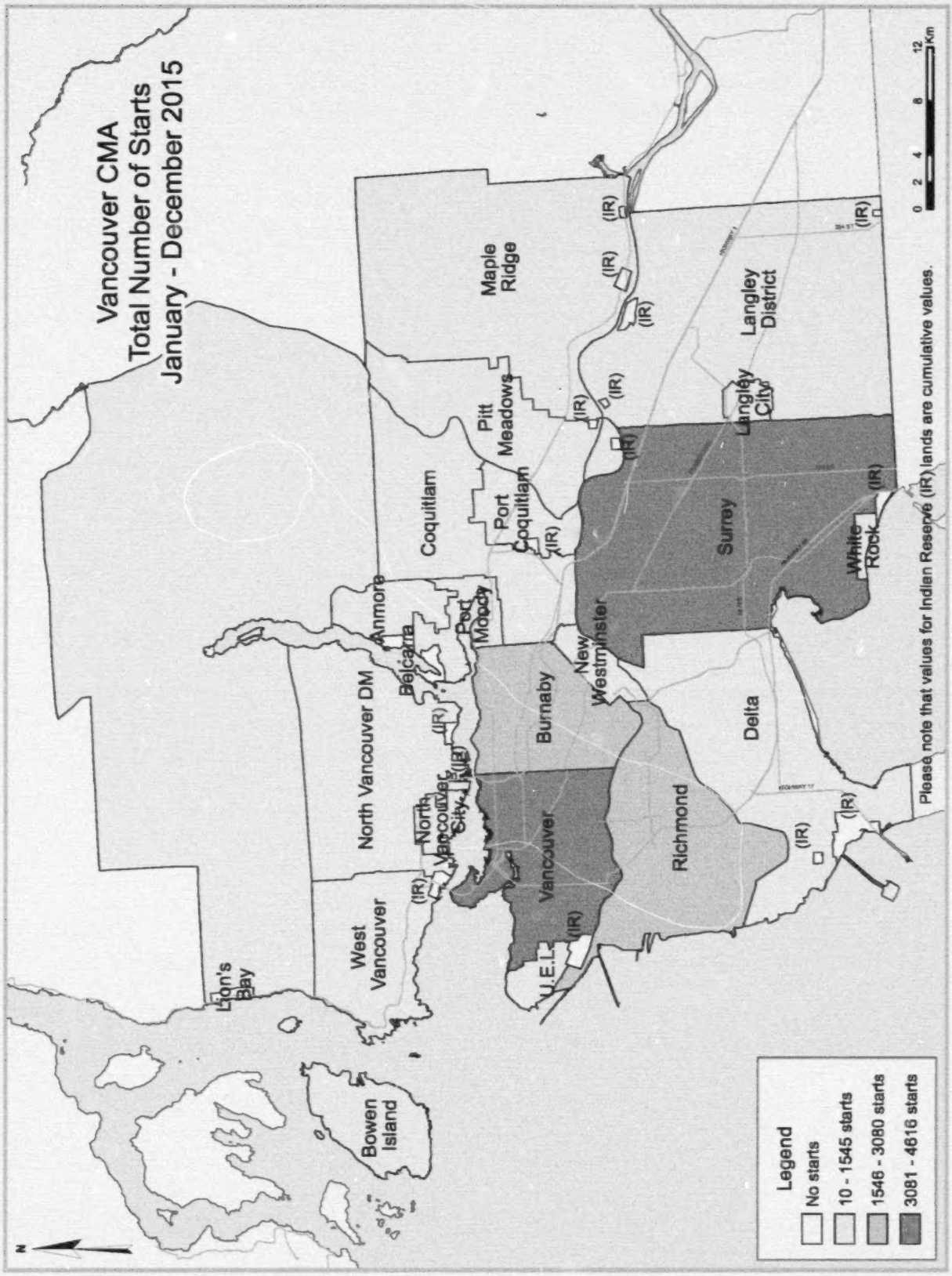

Vancouver CMA
Number of Starts (Multiples)
December 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
Burnaby
New Westminster
Delta
Richmond
Vancouver
U.E.L.
West Vancouver
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 135 starts
136 - 270 starts
271 - 405 starts

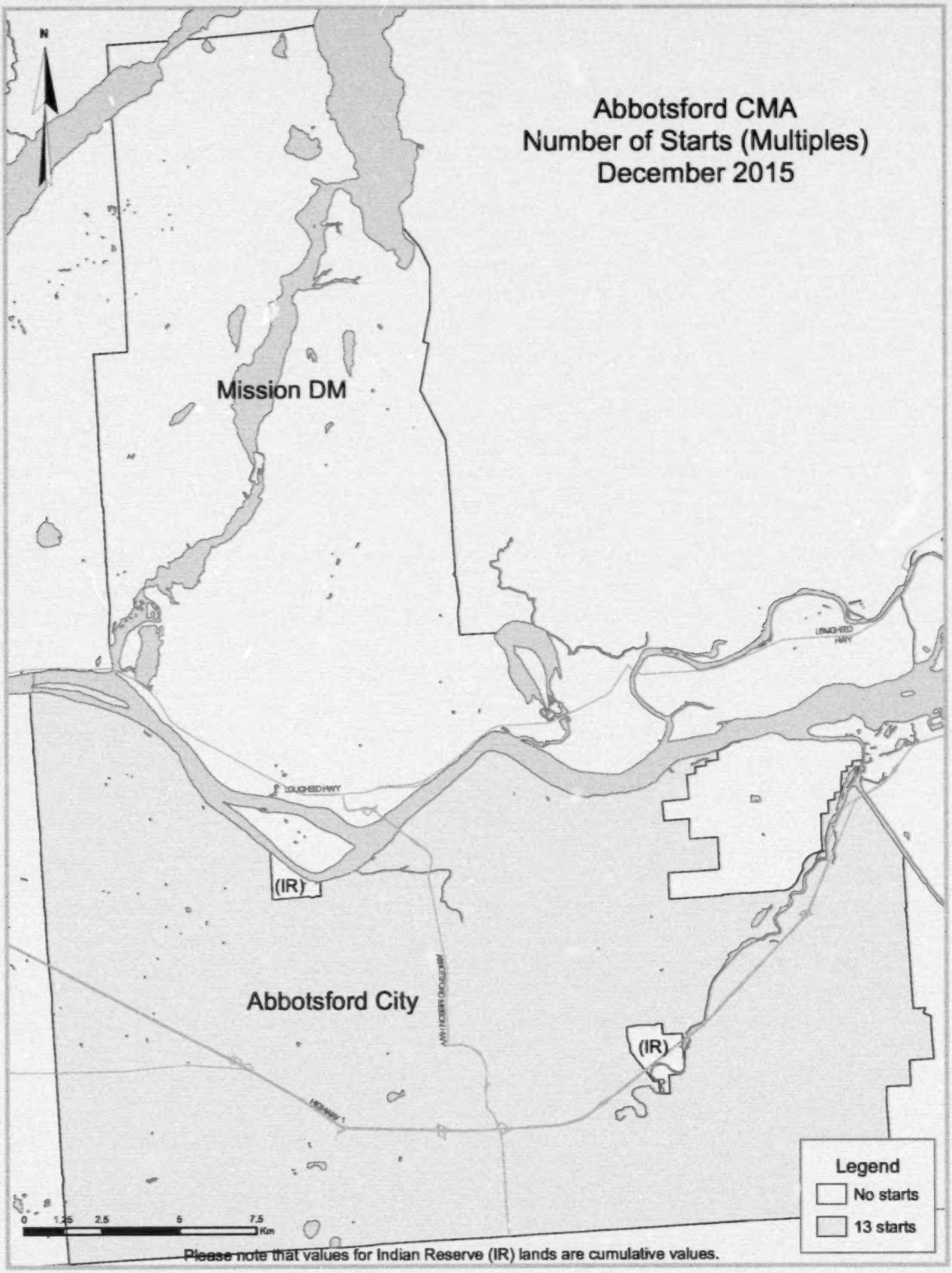

Vancouver CMA
Number of Starts (Singles)
December 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 45 starts
46 - 89 starts
90 - 133 starts

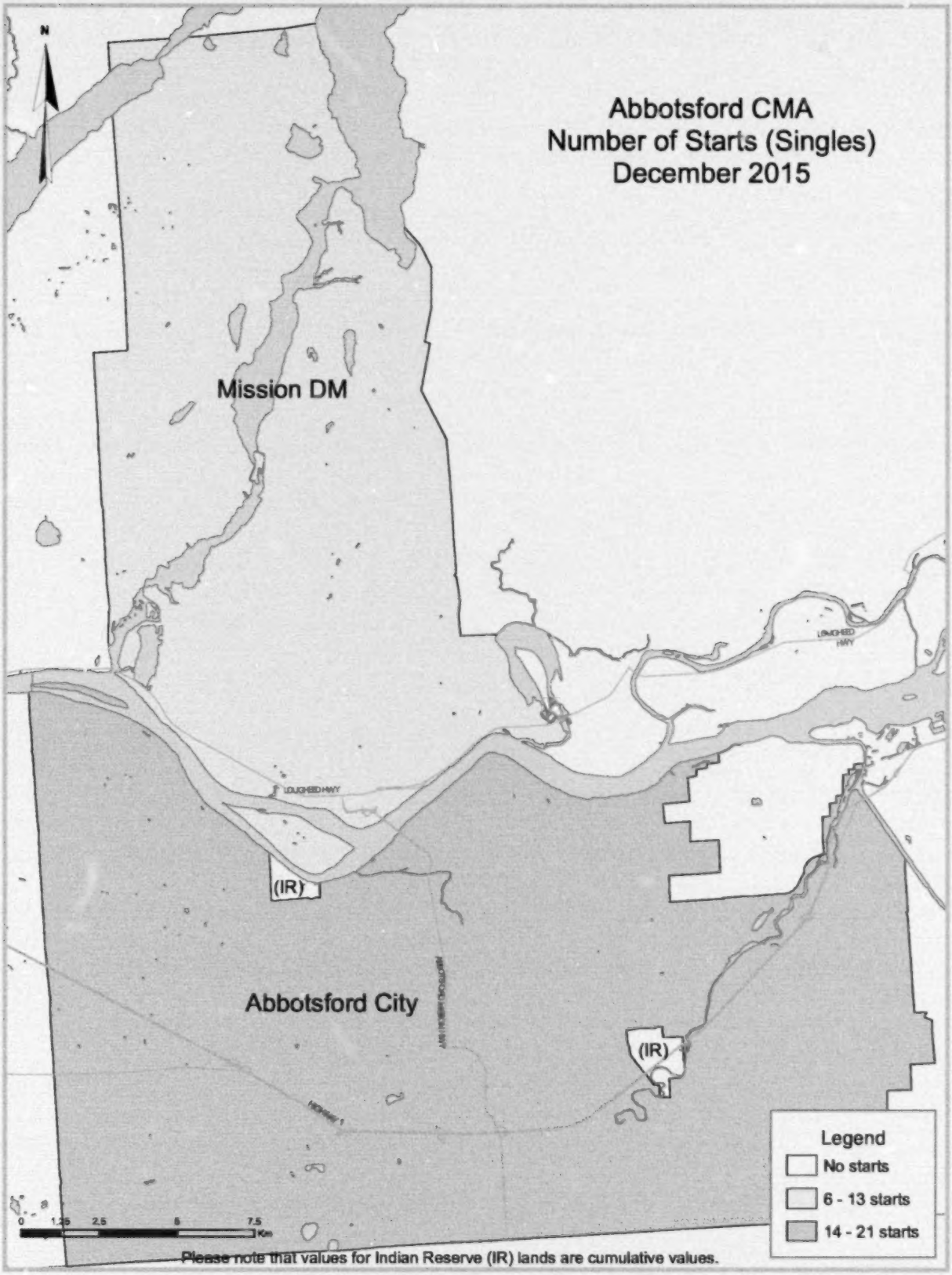

Vancouver CMA
Total Number of Starts
December 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 138 starts
139 - 275 starts
276 - 413 starts

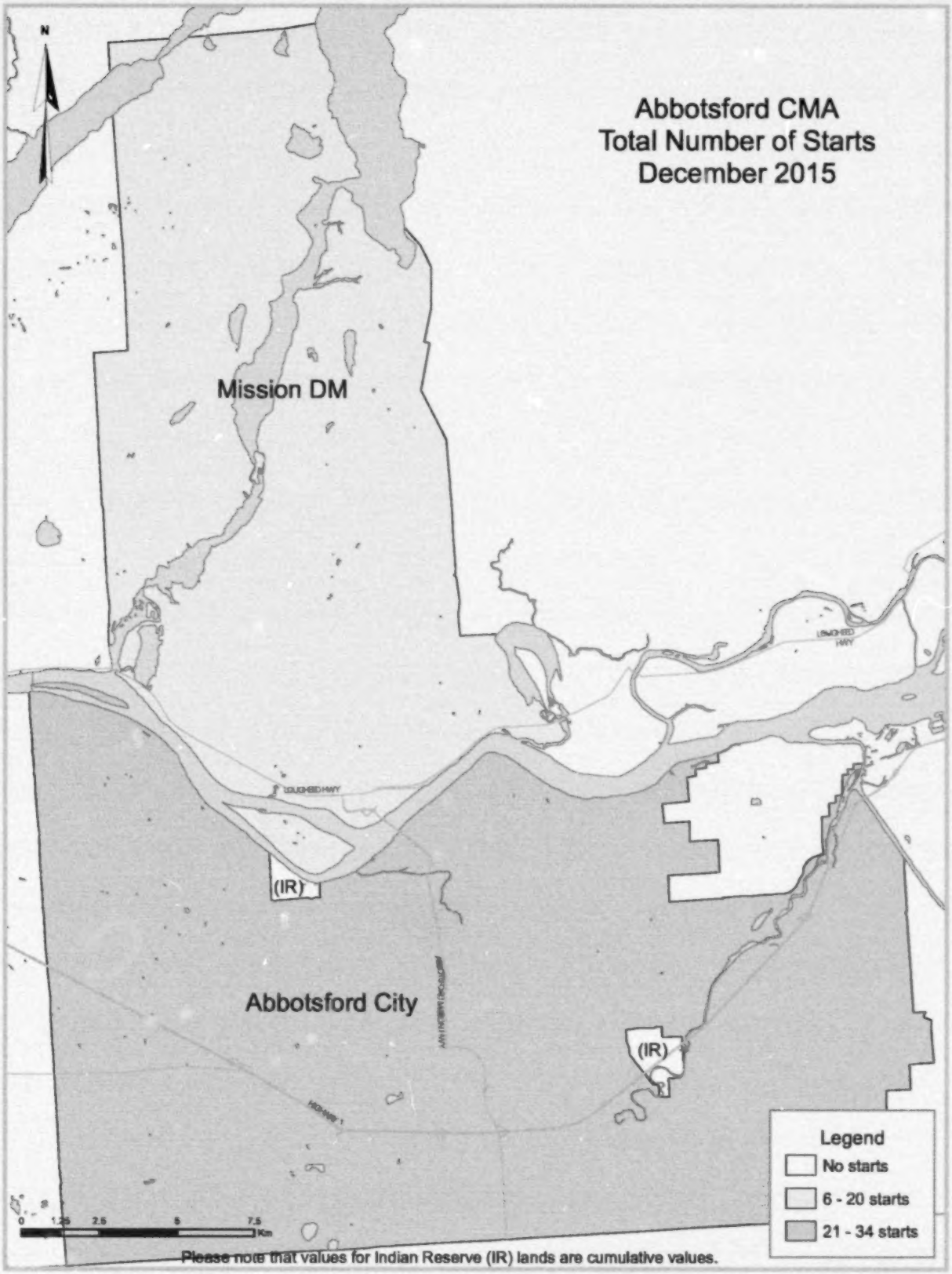

Vancouver CMA
Number of Starts (Multiples)
January - December 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
Delta
North Vancouver DM
North Vancouver City
West Vancouver
Vancouver
U.E.L.
Richmond
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
Legend
No starts
14 - 1193 starts
1194 - 2372 starts
2373 - 3552 starts
N


Vancouver CMA
Number of Starts (Singles)
January - December 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
6 - 440 starts
441 - 874 starts
875 - 1309 starts
0 2 4 8 12 Km
N

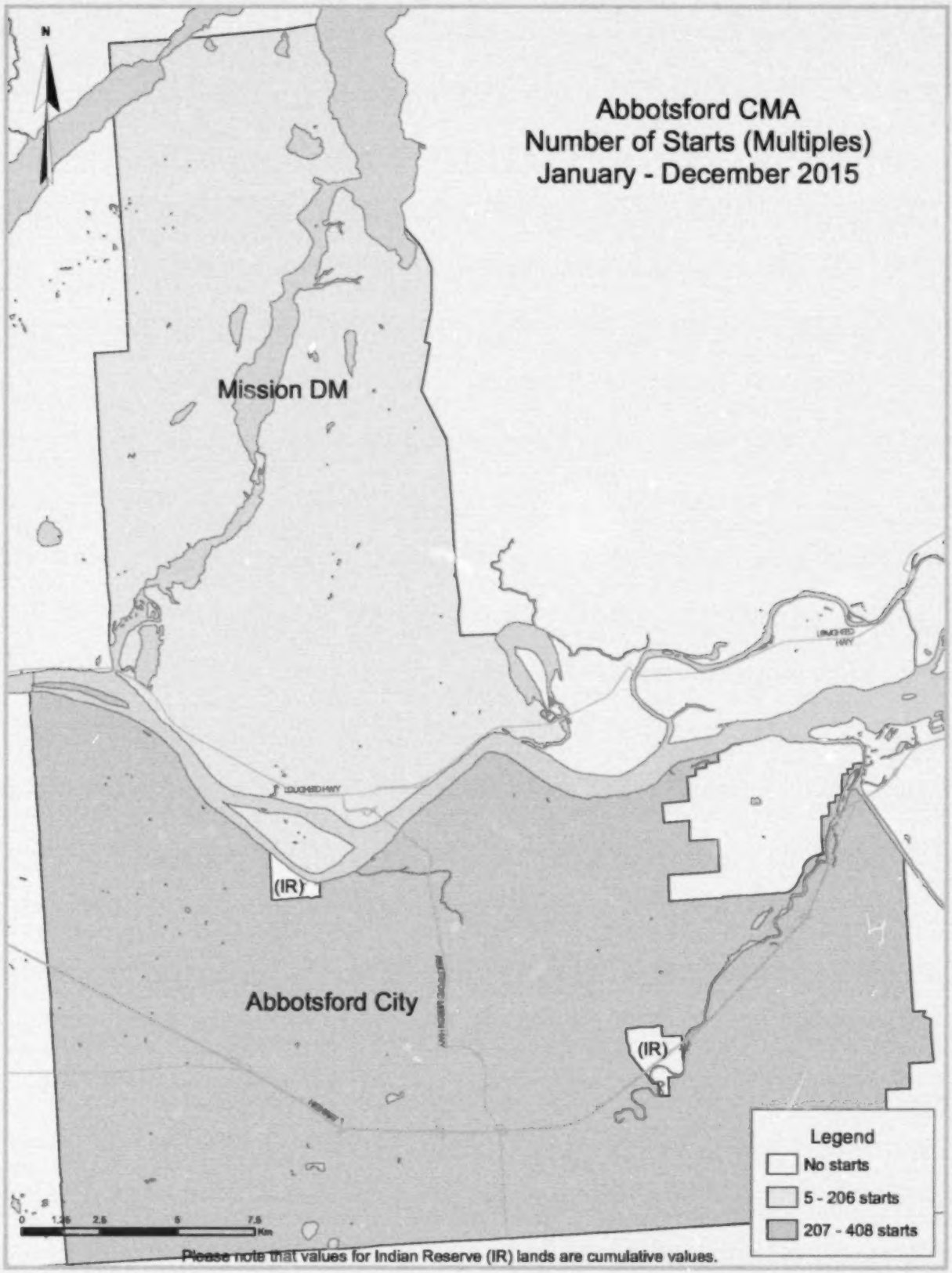

Vancouver CMA
Total Number of Starts
January - December 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
10 - 1545 starts
1546 - 3080 starts
3081 - 4616 starts

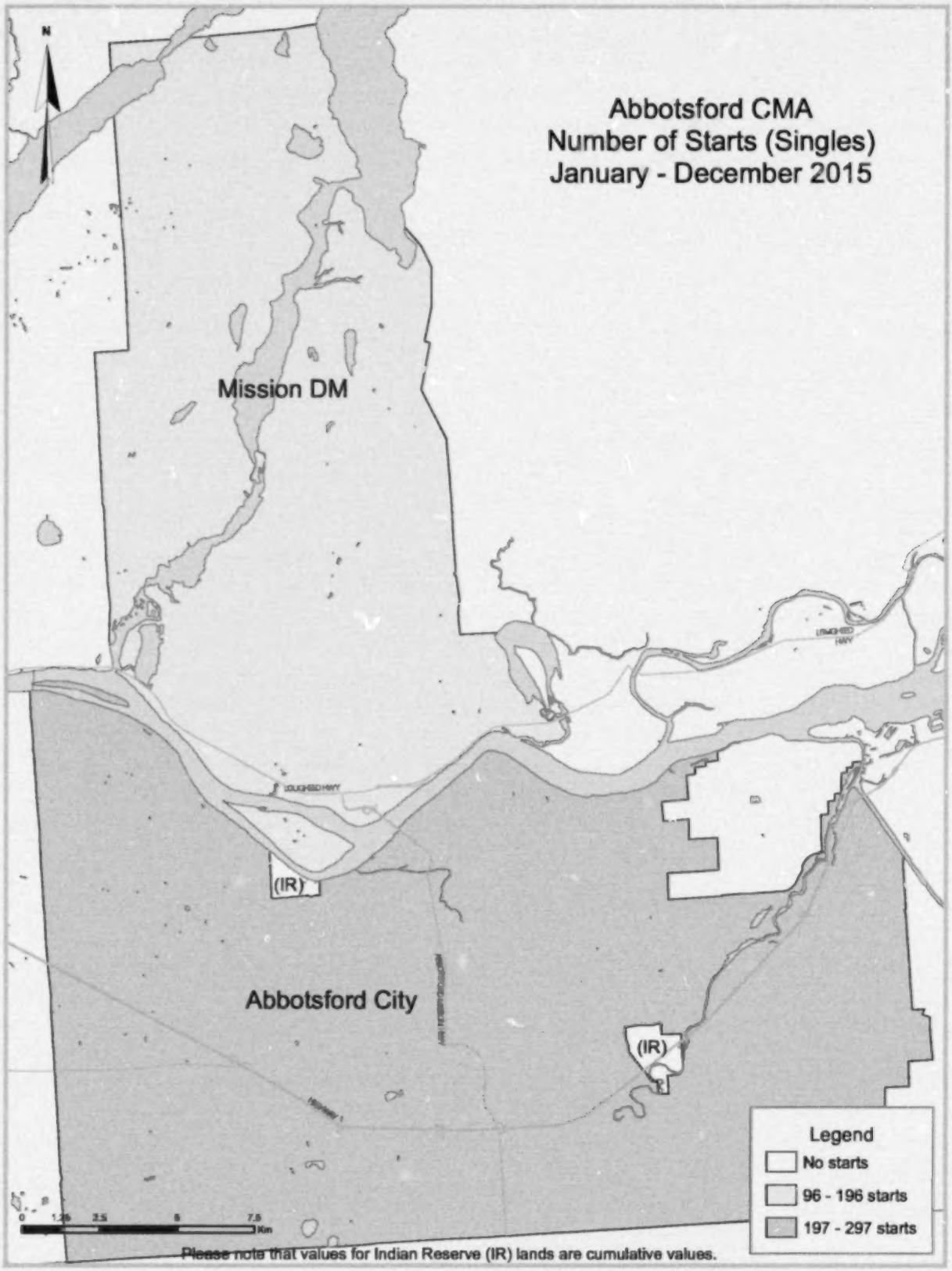

Abbotsford CMA
Number of Starts (Multiples)
December 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
13 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

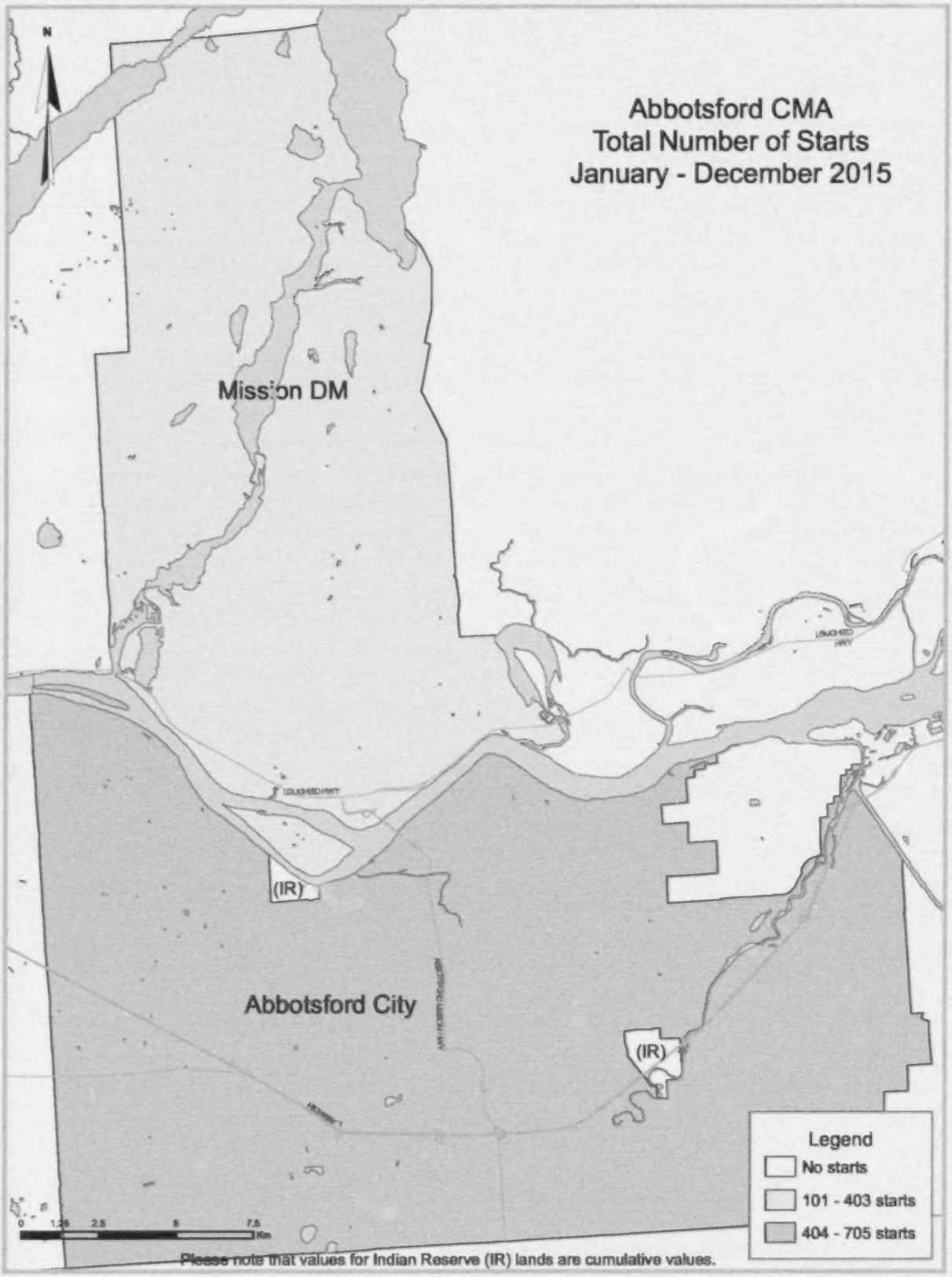

Abbotsford CMA
Number of Starts (Singles)
December 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
Legend
No starts
6 - 13 starts
14 - 21 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - December 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
5 - 206 starts
207 - 408 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - December 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
96 - 196 starts
197 - 297 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - December 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
101 - 403 starts
404 - 705 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
.	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2015		
Vancouver CMA[1]	November 2015	December 2015
Trend[2]	21,672	21,633
SAAR	17,777	25,101
	December 2014	December 2015
Actual		
December - Single-Detached	372	350
December - Multiples	1,346	1,707
December - Total	1,718	2,057
January to December - Single-Detached	4,374	4,622
January to December - Multiples	14,838	16,241
January to December - Total	19,212	20,863

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	282	18	34	11	228	964	57	463	2,057
December 2014	326	44	0	0	125	789	46	388	1,718
% Change	-13.5	-59.1	n/a	n/a	82.4	22.2	23.9	19.3	19.7
Year-to-date 2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
Year-to-date 2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
UNDER CONSTRUCTION									
December 2015	3,873	260	107	48	2,403	17,316	394	3,758	28,159
December 2014	3,608	284	0	17	2,323	14,883	323	3,233	24,701
% Change	7.3	-8.5	n/a	182.4	3.4	16.3	22.0	16.2	14.0
COMPLETIONS									
December 2015	324	38	5	1	149	883	55	132	1,587
December 2014	385	30	0	0	264	1,141	55	172	2,047
% Change	-15.8	26.7	n/a	n/a	-43.6	-22.6	0.0	-23.3	-22.5
Year-to-date 2015	3,755	330	8	35	2,487	7,349	465	2,917	17,346
Year-to-date 2014	3,641	418	30	17	2,630	8,034	460	2,501	17,731
% Change	3.1	-21.1	-73.3	105.9	-5.4	-8.5	1.1	16.6	-2.2
COMPLETED & NOT ABSORBED									
December 2015	710	73	0	9	236	749	n/a	n/a	1,777
December 2014	1,015	103	0	13	579	1,518	n/a	n/a	3,228
% Change	-30.0	-29.1	n/a	-30.8	-59.2	-50.7	n/a	n/a	-45.0
ABSORBED									
December 2015	342	37	5	4	197	957	n/a	n/a	1,542
December 2014	418	26	0	0	271	1 155	n/a	n/a	1,870
% Change	-18.2	42.3	n/a	n/a	-27.3	-17.1	n/a	n/a	-17.5
Year-to-date 2015	4,060	360	8	39	2,830	8,118	n/a	n/a	15,415
Year-to-date 2014	3,959	424	54	13	2,706	8,508	n/a	n/a	15,664
% Change	2.6	-15.1	-85.2	200.0	4.6	-4.6	n/a	n/a	-1.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
December 2015	10	10	0	0	27	0	0	7	54
December 2014	27	22	0	0	2	42	0	21	114
Delta									
December 2015	10	0	0	3	6	0	1	9	29
December 2014	24	0	0	0	13	0	0	72	109
Langley									
December 2015	22	0	20	0	44	151	1	6	244
December 2014	25	0	0	0	14	0	0	12	51
Maple Ridge / Pitt Meadows									
December 2015	26	2	0	0	8	0	0	2	38
December 2014	18	0	0	0	0	0	0	0	18
New Westminster									
December 2015	8	2	0	0	0	113	0	290	413
December 2014	2	0	0	0	0	0	0	0	2
North Vancouver									
December 2015	13	0	0	0	0	0	3	11	27
December 2014	18	4	0	0	0	0	1	6	29
Richmond									
December 2015	31	0	14	0	5	345	0	10	405
December 2014	32	0	0	0	32	505	2	7	578
Surrey									
December 2015	58	0	0	1	118	0	0	33	210
December 2014	52	0	0	0	42	0	0	26	120
Tri-Cities									
December 2015	15	0	0	0	0	236	0	8	259
December 2014	25	0	0	0	19	0	0	12	56
University Endowment Lands									
December 2015	1	0	0	0	0	0	0	0	1
December 2014	2	0	0	0	0	0	0	0	2
Vancouver City									
December 2015	74	4	0	7	20	59	52	87	303
December 2014	78	18	0	0	3	242	42	228	611
West Vancouver									
December 2015	11	0	0	0	0	0	0	0	11
December 2014	10	0	0	0	0	0	0	0	10
White Rock									
December 2015	0	0	0	0	0	60	0	0	60
December 2014	4	0	0	0	0	0	0	3	7
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	4	0	0	0	0	0	1	0	5
Vancouver CMA									
December 2015	282	18	34	11	228	964	57	463	2,057
December 2014	326	44	0	0	125	789	46	388	1,718

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
December 2015	340	84	0	0	88	2,101	0	237	2,850
December 2014	340	96	0	0	180	2,835	0	165	3,616
Delta									
December 2015	113	4	0	7	32	465	1	144	766
December 2014	129	2	0	0	112	58	2	135	438
Langley									
December 2015	165	6	20	15	273	601	1	199	1,280
December 2014	192	0	0	5	273	320	0	89	879
Maple Ridge / Pitt Meadows									
December 2015	212	10	0	0	186	87	1	10	506
December 2014	168	8	0	0	243	347	2	0	768
New Westminster									
December 2015	62	6	0	0	37	926	0	316	1,347
December 2014	62	4	0	0	79	600	0	0	745
North Vancouver									
December 2015	182	8	0	0	118	700	7	387	1,402
December 2014	193	20	0	0	149	563	5	349	1,279
Richmond									
December 2015	479	4	23	14	253	3,022	5	364	4,164
December 2014	344	12	0	2	158	2,579	5	376	3,476
Surrey									
December 2015	825	8	3	1	969	2,080	3	506	4,395
December 2014	687	4	0	5	811	1,054	30	308	2,899
Tri-Cities									
December 2015	210	4	0	0	299	1,369	4	137	2,023
December 2014	244	6	0	5	227	1,300	6	142	1,930
University Endowment Lands									
December 2015	18	0	0	0	11	449	0	0	478
December 2014	16	0	0	0	0	105	0	94	215
Vancouver City									
December 2015	931	124	57	9	114	5,433	370	1,410	8,448
December 2014	854	130	0	0	67	4,917	270	1,510	7,748
West Vancouver									
December 2015	220	0	0	2	23	20	1	0	266
December 2014	232	2	0	0	24	105	0	0	363
White Rock									
December 2015	71	2	4	0	0	63	0	46	186
December 2014	85	0	0	0	0	100	1	63	249
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	11	0	0	0	0	0	2	0	13
Vancouver CMA									
December 2015	3,873	260	107	48	2,403	17,316	394	3,758	28,159
December 2014	3,608	284	0	17	2,323	14,883	323	3,233	24,701

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
December 2015	19	8	0	0	0	369	0	13	409
December 2014	19	6	0	0	16	0	4	1	46
Delta									
December 2015	12	0	0	0	0	0	0	8	20
December 2014	13	0	0	0	22	0	0	11	46
Langley									
December 2015	23	2	5	0	36	88	7	7	168
December 2014	29	8	0	0	92	107	5	13	254
Maple Ridge / Pitt Meadows									
December 2015	33	6	0	0	20	0	0	0	59
December 2014	12	0	0	0	3	135	1	0	151
New Westminster									
December 2015	5	0	0	0	0	0	0	1	6
December 2014	3	0	0	0	0	0	0	0	3
North Vancouver									
December 2015	12	2	0	0	0	0	0	4	18
December 2014	18	2	0	0	0	0	0	8	28
Richmond									
December 2015	20	0	0	0	0	192	3	11	226
December 2014	64	4	0	0	18	245	2	6	339
Surrey									
December 2015	78	0	0	1	83	64	2	32	260
December 2014	97	2	0	0	85	0	6	37	227
Tri-Cities									
December 2015	26	2	0	0	10	24	0	16	78
December 2014	40	0	0	0	26	249	0	23	338
University Endowment Lands									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	1	0	0	0	0	0	0	0	1
Vancouver City									
December 2015	69	16	0	0	0	146	43	36	310
December 2014	58	8	0	0	2	399	36	66	569
West Vancouver									
December 2015	9	0	0	0	0	0	0	0	9
December 2014	9	0	0	0	0	6	0	0	15
White Rock									
December 2015	7	2	0	0	0	0	0	4	13
December 2014	9	0	0	0	0	0	1	7	17
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	13	0	0	0	0	0	0	0	13
Vancouver CMA									
December 2015	324	38	5	1	149	883	55	132	1,587
December 2014	385	30	0	0	264	1,141	55	172	2,047

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
December 2015	56	24	0	0	0	49	n/a	n/a	129
December 2014	77	21	0	0	18	38	n/a	n/a	154
Delta									
December 2015	9	0	0	0	3	0	n/a	n/a	12
December 2014	21	2	0	0	11	25	n/a	n/a	59
Langley									
December 2015	17	0	0	2	25	48	n/a	n/a	92
December 2014	49	0	0	6	95	112	n/a	n/a	262
Maple Ridge / Pitt Meadows									
December 2015	36	2	0	0	24	174	n/a	n/a	236
December 2014	82	2	0	0	4	124	n/a	n/a	212
New Westminster									
December 2015	7	0	0	0	3	0	n/a	n/a	10
December 2014	13	0	0	0	21	67	n/a	n/a	101
North Vancouver									
December 2015	25	1	0	0	19	98	n/a	n/a	143
December 2014	46	4	0	0	20	208	n/a	n/a	278
Richmond									
December 2015	111	3	0	1	34	97	n/a	n/a	246
December 2014	155	1	0	3	69	112	n/a	n/a	340
Surrey									
December 2015	75	0	0	5	102	143	n/a	n/a	325
December 2014	180	4	0	2	288	268	n/a	n/a	742
Tri-Cities									
December 2015	53	2	0	0	9	77	n/a	n/a	141
December 2014	77	3	0	0	5	167	n/a	n/a	252
University Endowment Lands									
December 2015	1	0	0	0	0	5	n/a	n/a	6
December 2014	0	0	0	0	1	20	n/a	n/a	21
Vancouver City									
December 2015	267	40	0	1	13	51	n/a	n/a	372
December 2014	278	65	0	2	31	344	n/a	n/a	720
West Vancouver									
December 2015	27	0	0	0	4	1	n/a	n/a	32
December 2014	24	0	0	0	0	2	n/a	n/a	26
White Rock									
December 2015	18	1	0	0	0	6	n/a	n/a	25
December 2014	7	1	0	0	16	31	n/a	n/a	55
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
December 2015	710	73	0	9	236	749	n/a	n/a	1,777
December 2014	1,015	103	0	13	579	1,518	n/a	n/a	3,228

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
December 2015	15	6	0	0	0	357	n/a	n/a	378
December 2014	16	5	0	0	7	5	n/a	n/a	33
Delta									
December 2015	12	0	0	0	0	0	n/a	n/a	12
December 2014	13	0	0	0	20	0	n/a	n/a	33
Langley									
December 2015	27	2	5	0	37	100	n/a	n/a	171
December 2014	25	9	0	0	83	70	n/a	n/a	187
Maple Ridge / Pitt Meadows									
December 2015	43	8	0	0	37	9	n/a	n/a	97
December 2014	15	0	0	0	3	81	n/a	n/a	99
New Westminster									
December 2015	3	0	0	0	6	0	n/a	n/a	9
December 2014	4	0	0	0	0	10	n/a	n/a	14
North Vancouver									
December 2015	11	1	0	0	4	21	n/a	n/a	37
December 2014	13	1	0	0	1	13	n/a	n/a	28
Richmond									
December 2015	19	0	0	0	0	183	n/a	n/a	202
December 2014	69	4	0	0	17	282	n/a	n/a	372
Surrey									
December 2015	84	0	0	4	82	102	n/a	n/a	272
December 2014	104	0	0	0	95	16	n/a	n/a	215
Tri-Cities									
December 2015	32	0	0	0	19	16	n/a	n/a	67
December 2014	46	0	0	0	35	267	n/a	n/a	348
University Endowment Lands									
December 2015	0	0	0	0	0	2	n/a	n/a	2
December 2014	1	0	0	0	0	0	n/a	n/a	1
Vancouver City									
December 2015	70	18	0	0	7	163	n/a	n/a	258
December 2014	76	7	0	0	10	402	n/a	n/a	495
West Vancouver									
December 2015	13	0	0	0	4	0	n/a	n/a	17
December 2014	10	0	0	0	0	8	n/a	n/a	18
White Rock									
December 2015	7	2	0	0	1	4	n/a	n/a	14
December 2014	12	0	0	0	0	1	n/a	n/a	13
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	13	0	0	0	0	0	n/a	n/a	13
Vancouver CMA									
December 2015	342	37	5	4	197	957	n/a	n/a	1,542
December 2014	418	26	0	0	271	1,155	n/a	n/a	1,870

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Anmore	2	0	0	0	0	0	0	0	2	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	4	0	0	0	0	0	1	1	5	-80.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	7	0	0	0	0	1	4	4	11	-63.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	4	2	14	17	0	0	3	20	21	-4.8
Burnaby - Central Park	0	2	8	0	0	0	0	2	8	4	100.0
Burnaby - Remainder	6	14	0	10	10	0	6	54	22	78	-71.8
Burnaby Total	10	27	10	24	27	0	7	63	54	114	-52.6
Coquitlam	13	22	0	8	0	11	243	12	256	53	**
Delta - Tsawwassen	4	12	0	0	0	13	1	66	5	91	-94.5
Delta - Ladner	1	4	0	0	6	0	1	0	8	4	100.0
Delta - North	9	8	0	0	0	0	7	6	16	14	14.3
Delta	14	24	0	0	6	13	9	72	29	109	-73.4
Langley City	1	0	0	0	0	0	57	0	58	0	n/a
Langley District	22	25	4	2	60	12	100	12	186	51	**
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	24	17	0	0	8	0	1	0	33	17	94.1
New Westminster	8	2	2	0	0	0	403	0	413	2	**
North Vancouver City	7	3	0	4	0	0	4	0	11	7	57.1
North Vancouver DM	9	16	0	0	0	0	7	6	16	22	-27.3
Pitt Meadows	2	1	2	0	0	0	1	0	5	1	**
Port Coquitlam	2	3	0	0	0	0	1	0	3	3	0.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	31	34	0	4	19	28	355	512	405	578	-29.9
Surrey - South	20	20	12	0	40	9	6	4	78	33	136.4
Surrey - Cloverdale	8	4	0	0	0	0	5	2	13	6	116.7
Surrey - North	27	22	0	0	60	33	19	14	106	69	53.6
Surrey - Guildford	0	1	0	0	0	0	0	1	0	2	-100.0
Surrey - Whalley	4	5	0	0	6	0	3	5	13	10	30.0
Surrey Total	59	52	12	0	106	42	33	26	210	120	75.0
University Endowment Lands	1	2	0	0	0	0	0	0	1	2	-50.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	162	0	162	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	3	0	0	0	0	0	1	4	4	4	0.0
Vancouver - Kerrisdale	1	2	0	0	0	0	0	1	1	3	-66.7
Vancouver - Marpole	7	4	0	0	0	0	3	1	10	5	100.0
Vancouver - Eastside	89	84	4	18	6	0	89	103	188	205	-8.3
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	33	30	2	0	12	3	53	199	100	232	-56.9
Vancouver Total	133	120	6	18	18	3	146	470	303	611	-50.4
West Vancouver	11	10	0	0	0	0	0	0	11	10	10.0
White Rock	0	4	0	0	0	0	60	3	60	7	**
First Nations	0	5	0	0	0	0	0	0	0	5	-100.0
Vancouver CMA	350	372	36	60	244	109	1,427	1,177	2,057	1,718	19.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	10	21	0	0	0	0	0	0	10	21	-52.4
Belcarra	0	5	0	0	0	0	0	0	0	5	-100.0
Bowen Island	18	17	0	0	0	30	0	1	18	48	-62.5
Burnaby - Mountain	1	0	0	0	0	26	159	158	160	184	-13.0
Burnaby - North	79	87	2	4	25	0	114	71	220	162	35.8
Burnaby - Lougheed Mall	3	2	0	0	0	0	3	2	6	4	50.0
Burnaby - South & East	30	38	28	32	27	42	24	264	109	376	-71.0
Burnaby - Central Park	30	44	16	8	0	0	1,016	100	1,062	152	**
Burnaby - Remainder	165	193	54	80	10	69	132	454	361	796	-54.6
Burnaby Total	308	364	100	124	62	137	1,448	1,049	1,918	1,674	14.6
Coquitlam	242	329	64	60	96	87	569	1,122	971	1,598	-39.2
Delta - Tsawwassen	36	41	2	0	0	27	38	130	76	198	-61.6
Delta - Ladner	22	31	0	0	21	3	38	10	81	44	84.1
Delta - North	84	90	2	18	0	106	392	81	478	295	62.0
Delta	142	162	4	18	21	136	468	221	635	537	18.2
Langley City	9	14	0	0	0	33	184	67	193	114	69.3
Langley District	261	240	24	24	475	447	544	476	1,304	1,187	9.9
Lion's Bay	0	3	0	0	0	0	0	0	0	3	-100.0
Maple Ridge	334	213	18	24	140	166	56	144	548	547	0.2
New Westminster	58	63	4	2	15	82	843	404	920	551	67.0
North Vancouver City	41	48	6	18	0	42	786	427	833	535	55.7
North Vancouver DM	145	113	0	0	39	107	146	272	330	492	-32.9
Pitt Meadows	13	14	4	6	36	4	1	64	54	88	-38.6
Port Coquitlam	26	26	2	10	160	141	272	198	460	375	22.7
Port Moody	12	7	0	2	14	0	0	0	26	9	188.9
Richmond	472	399	28	36	212	115	1,945	2,486	2,657	3,036	-12.5
Surrey - South	303	257	38	38	416	271	206	271	963	837	15.1
Surrey - Cloverdale	134	134	4	6	97	304	147	102	382	546	-30.0
Surrey - North	413	449	22	8	446	526	367	432	1,248	1,415	-11.8
Surrey - Guildford	16	14	0	0	156	21	10	37	182	72	152.8
Surrey - Whalley	143	111	2	0	9	10	1,632	203	1,786	324	**
Surrey Total	1,009	965	66	52	1,124	1,132	2,362	1,045	4,561	3,194	42.8
University Endowment Lands	6	12	0	0	11	0	449	199	466	211	120.9
Vancouver - West End	0	0	0	0	0	0	0	22	0	22	-100.0
Vancouver - Downtown	0	0	0	0	0	0	482	1,032	482	1,032	-53.3
Vancouver - Kitsilano	4	4	2	10	0	0	2	55	8	69	-88.4
Vancouver - False Creek	1	1	0	0	0	0	177	311	178	312	-42.9
Vancouver - Granville/Oak	10	9	0	8	0	10	267	72	277	99	179.8
Vancouver - Kerrisdale	48	44	0	0	0	0	43	57	91	101	-9.9
Vancouver - Fairpole	61	64	8	8	5	0	23	11	97	83	16.9
Vancouver - Eastside	817	652	94	88	24	8	1,331	954	2,266	1,702	33.1
Vancouver - Mt. Pleasant	2	0	32	12	3	9	251	168	288	189	52.4
Vancouver - Strath/Grand	9	5	18	6	5	5	195	137	227	153	48.4
Vancouver - Westside	357	327	6	0	43	28	296	531	702	886	-20.8
Vancouver Total	1,309	1,106	160	132	80	60	3,067	3,350	4,616	4,648	-0.7
West Vancouver	150	124	2	0	23	0	8	12	183	136	34.6
White Rock	57	87	4	0	4	0	95	74	160	161	-0.6
First Nations	0	42	0	0	0	0	0	0	0	42	-100.0
Vancouver CMA	4,622	4,374	486	508	2,512	2,719	13,243	11,611	20,863	19,212	8.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	1	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	17	0	0	0	0	0	0	3
Burnaby - Central Park	0	0	0	0	0	0	0	2
Burnaby - Remainder	10	0	0	0	0	42	6	12
Burnaby Total	27	0	0	0	0	42	7	21
Coquitlam	0	11	0	0	236	0	7	12
Delta - Tsawwassen	0	13	0	0	0	0	1	66
Delta - Ladner	6	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	7	6
Delta	6	13	0	0	0	0	9	72
Langley City	0	0	0	0	57	0	0	0
Langley District	60	12	0	0	94	0	6	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	0	0	0	0	0	1	0
New Westminster	0	0	0	0	113	0	290	0
North Vancouver City	0	0	0	0	0	0	4	0
North Vancouver DM	0	0	0	0	0	0	7	6
Pitt Meadows	0	0	0	0	0	0	1	0
Port Coquitlam	0	0	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	19	28	0	0	345	505	10	7
Surrey - South	40	9	0	0	0	0	6	4
Surrey - Cloverdale	0	0	0	0	0	0	5	2
Surrey - North	60	33	0	0	0	0	19	14
Surrey - Guildford	0	0	0	0	0	0	0	1
Surrey - Whalley	6	0	0	0	0	0	3	5
Surrey Total	106	42	0	0	0	0	33	26
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	162
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	4	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	3	1
Vancouver - Eastside	6	0	0	0	11	49	78	54
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	12	3	0	0	48	189	5	10
Vancouver Total	18	3	0	0	59	242	87	228
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	60	0	0	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	244	109	0	0	964	789	463	388

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	26	0	0	158	158	1	0
Burnaby - North	25	0	0	0	65	35	49	36
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	2
Burnaby - South & East	27	42	0	0	0	245	24	19
Burnaby - Central Park	0	0	0	0	994	76	22	24
Burnaby - Remainder	10	69	0	0	0	368	132	86
Burnaby Total	62	137	0	0	1,217	882	231	167
Coquitlam	96	87	0	0	425	931	144	191
Delta - Tsawwassen	0	27	0	0	33	58	5	72
Delta - Ladner	21	3	0	0	30	0	8	10
Delta - North	0	106	0	0	317	0	75	81
Delta	21	136	0	0	380	58	88	163
Langley City	0	33	0	0	147	67	37	0
Langley District	475	447	0	0	354	364	190	112
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	140	166	0	0	47	144	9	0
New Westminster	15	82	0	0	527	404	316	0
North Vancouver City	0	42	0	0	644	221	142	206
North Vancouver DM	39	107	0	0	0	141	146	131
Pitt Meadows	36	4	0	0	0	64	1	0
Port Coquitlam	160	141	0	0	260	193	12	5
Port Moody	14	0	0	0	0	0	0	0
Richmond	212	115	0	0	1,583	2,103	362	383
Surrey - South	416	271	0	0	66	233	140	38
Surrey - Cloverdale	97	304	0	0	64	68	83	34
Surrey - North	446	526	0	0	120	175	247	257
Surrey - Guildford	156	21	0	0	0	29	10	8
Surrey - Whalley	9	0	0	10	1,532	125	100	78
Surrey Total	1,124	1,122	0	10	1,782	630	580	415
University Endowment Lands	11	0	0	0	449	105	0	94
Vancouver - West End	0	0	0	0	0	22	0	0
Vancouver - Downtown	0	0	0	0	160	589	322	443
Vancouver - Kitsilano	0	0	0	0	2	55	0	0
Vancouver - False Creek	0	0	0	0	177	311	0	0
Vancouver - Granville/Oak	0	10	0	0	214	70	53	2
Vancouver - Kerrisdale	0	0	0	0	38	49	5	8
Vancouver - Marpole	5	0	0	0	7	0	16	11
Vancouver - Eastside	24	8	0	0	838	646	493	308
Vancouver - Mt. Pleasant	3	9	0	0	250	168	1	0
Vancouver - Strath/Grand	5	5	0	0	150	137	45	0
Vancouver - Westside	43	28	0	0	239	389	57	142
Vancouver Total	80	60	0	0	2,075	2,436	992	914
West Vancouver	23	0	0	0	8	12	0	0
White Rock	4	0	0	0	40	13	35	61
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,512	2,679	0	10	9,958	8,768	3,285	2,843

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Anmore	2	0	0	0	0	0	2	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	4	0	0	0	1	1	5
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	7	0	0	1	4	4	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	18	17	0	0	3	20	21
Burnaby - Central Park	8	2	0	0	0	2	8	4
Burnaby - Remainder	6	22	10	44	6	12	22	78
Burnaby Total	20	49	27	44	7	21	54	114
Coquitlam	13	22	236	19	7	12	256	53
Delta - Tsawwassen	1	12	3	13	1	66	5	91
Delta - Ladner	1	4	6	0	1	0	8	4
Delta - North	8	8	0	0	8	6	16	14
Delta	10	24	9	13	10	72	29	109
Langley City	1	0	57	0	0	0	58	0
Langley District	41	25	138	14	7	12	186	51
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	24	17	8	0	1	0	33	17
New Westminster	10	2	113	0	290	0	413	2
North Vancouver City	4	6	0	0	7	1	11	7
North Vancouver DM	9	16	0	0	7	6	16	22
Pitt Meadows	4	1	0	0	1	0	5	1
Port Coquitlam	2	3	0	0	1	0	3	3
Port Moody	0	0	0	0	0	0	0	0
Richmond	45	32	350	537	10	9	405	578
Surrey - South	19	20	53	9	6	4	78	33
Surrey - Cloverdale	8	4	0	0	5	2	13	6
Surrey - North	27	22	60	33	19	14	106	69
Surrey - Guildford	0	1	0	0	0	1	0	2
Surrey - Whalley	4	5	6	0	3	5	13	10
Surrey Total	58	52	119	42	33	26	210	120
University Endowment Lands	1	2	0	0	0	0	1	2
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	162	0	162
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	4	3	0	4	4
Vancouver - Kerrisdale	1	2	0	0	0	1	1	3
Vancouver - Marpole	6	2	0	0	4	3	10	5
Vancouver - Eastside	48	66	17	49	123	90	188	205
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	22	26	69	192	9	14	100	232
Vancouver Total	78	96	86	245	139	270	303	611
West Vancouver	11	10	0	0	0	0	11	10
White Rock	0	4	60	0	0	3	60	7
First Nations	0	4	0	0	0	1	0	5
Vancouver CMA	334	370	1,203	914	520	434	2,057	1,718

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	9	20	0	0	1	1	10	21
Belcarra	0	5	0	0	0	0	0	5
Bowen Island	18	17	0	0	0	1	18	48
Burnaby - Mountain	1	0	158	184	1	0	160	184
Burnaby - North	81	91	90	35	49	36	220	162
Burnaby - Lougheed Mall	3	2	0	0	3	2	6	4
Burnaby - South & East	58	68	27	289	24	19	109	376
Burnaby - Central Park	46	52	994	76	22	24	1,062	152
Burnaby - Remainder	219	271	10	439	132	86	361	796
Burnaby Total	408	484	1,279	1,023	231	167	1,918	1,674
Coquitlam	241	318	581	1,083	149	197	971	1,598
Delta - Tsawwassen	31	41	40	85	5	72	76	198
Delta - Ladner	22	28	51	3	8	13	81	44
Delta - North	85	90	317	124	76	81	478	295
Delta	138	159	408	212	89	166	635	537
Langley City	9	14	147	100	37	0	193	114
Langley District	250	238	834	823	220	126	1,304	1,187
Lion's Bay	0	3	0	0	0	0	0	3
Maple Ridge	339	216	197	328	12	3	548	547
New Westminster	62	65	542	486	316	0	920	551
North Vancouver City	40	63	644	263	149	209	833	535
North Vancouver DM	145	113	39	248	146	131	330	492
Pitt Meadows	17	20	36	68	1	0	54	88
Port Coquitlam	28	36	420	334	12	5	460	375
Port Moody	12	9	14	0	0	0	26	9
Richmond	478	399	1,812	2,248	367	389	2,657	3,036
Surrey - South	302	251	521	546	140	40	963	837
Surrey - Cloverdale	135	109	161	376	86	61	382	546
Surrey - North	393	432	603	703	252	280	1,248	1,415
Surrey - Guildford	16	14	156	50	10	8	182	72
Surrey - Whalley	148	111	1,538	125	100	88	1,786	324
Surrey Total	994	917	2,979	1,800	588	477	4,561	3,194
University Endowment Lands	6	12	460	105	0	94	466	211
Vancouver - West End	0	0	0	22	0	0	0	22
Vancouver - Downtown	0	0	160	589	322	443	482	1,032
Vancouver - Kitsilano	6	14	2	55	0	0	8	69
Vancouver - False Creek	1	1	177	311	0	0	178	312
Vancouver - Granville/Oak	63	15	157	80	57	4	277	99
Vancouver - Kerrisdale	39	39	38	49	14	13	91	101
Vancouver - Marpole	58	61	12	0	27	22	97	83
Vancouver - Eastside	533	477	864	656	869	569	2,266	1,702
Vancouver - Mt. Pleasant	34	12	253	177	1	0	288	189
Vancouver - Strath/Grand	25	112	155	40	47	1	227	153
Vancouver - Westside	290	269	293	417	119	200	702	886
Vancouver Total	1,049	1,000	2,111	2,396	1,456	1,252	4,616	4,648
West Vancouver	146	124	36	12	1	0	183	136
White Rock	65	82	60	13	35	66	160	161
First Nations	0	40	0	0	0	2	0	42
Vancouver CMA	4,454	4,354	12,599	11,542	3,810	3,286	20,863	19,212

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Anmore	9	0	0	0	0	0	0	0	9	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	5	2	0	0	0	373	0	382	5	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	3	4	4	0	0	2	1	9	8	12.5
Burnaby - Central Park	5	0	0	0	0	4	4	0	9	4	125.0
Burnaby - Remainder	4	11	2	2	0	16	3	0	9	29	-69.0
Burnaby Total	19	19	8	6	0	20	382	1	409	46	**
Coquitlam	23	38	6	22	4	4	16	272	49	336	-85.4
Delta - Tsawwassen	2	4	0	0	0	0	1	3	3	7	-57.1
Delta - Ladner	2	2	0	0	0	0	0	2	2	4	-50.0
Delta - North	8	7	0	10	0	12	7	6	15	35	-57.1
Delta	12	13	0	10	0	12	8	11	20	46	-56.5
Langley City	3	1	0	0	0	0	0	0	3	1	200.0
Langley District	27	33	4	10	39	90	95	120	165	253	-34.8
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	31	11	4	0	0	3	0	51	35	65	-46.2
New Westminster	5	3	0	0	0	0	1	0	6	3	100.0
North Vancouver City	3	7	2	2	0	0	3	5	8	14	-42.9
North Vancouver DM	9	11	0	0	0	0	1	3	10	14	-28.6
Pitt Meadows	2	2	2	0	20	0	0	84	24	86	-72.1
Port Coquitlam	3	2	2	0	0	0	24	0	29	2	**
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	23	66	0	6	0	16	203	251	226	339	-33.3
Surrey - South	26	29	2	0	38	21	4	2	70	52	34.6
Surrey - Cloverdale	12	20	0	0	0	25	3	5	15	50	-70.0
Surrey - North	33	40	0	2	43	39	17	22	93	103	-9.7
Surrey - Guildford	3	3	0	0	0	0	3	1	6	4	50.0
Surrey - Whalley	7	11	0	0	0	0	69	7	76	18	**
Surrey Total	81	103	2	2	81	85	96	37	260	227	14.5
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	134	0	134	-100.0
Vancouver - Kitsilano	0	0	4	4	0	0	0	255	4	259	-98.5
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	2	0	0	0	0	49	0	50	2	**
Vancouver - Kerrisdale	7	2	0	0	0	0	1	1	8	3	166.7
Vancouver - Marpole	4	2	0	2	0	0	0	1	4	5	-20.0
Vancouver - Eastside	78	67	10	4	0	0	100	23	188	94	100.0
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Strath/Grand	1	0	0	0	0	0	29	48	30	48	-37.5
Vancouver - Westside	21	21	0	0	0	0	3	3	24	24	0.0
Vancouver Total	112	94	16	10	0	0	182	465	310	569	-45.5
West Vancouver	9	9	0	0	0	0	0	6	9	15	-40.0
White Rock	7	10	2	0	0	0	4	7	13	17	-23.5
First Nations	0	13	0	0	0	0	0	0	0	13	-100.0
Vancouver CMA	380	436	48	68	144	230	1,015	1,313	1,587	2,047	-22.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	15	16	0	0	0	0	0	0	15	16	-6.3
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	15	11	0	0	30	0	0	1	45	12	**
Burnaby - Mountain	0	2	0	0	0	0	95	52	95	54	75.9
Burnaby - North	79	110	6	8	0	0	680	20	765	138	**
Burnaby - Lougheed Mall	3	0	0	0	0	0	3	0	6	0	n/a
Burnaby - South & East	28	51	34	38	42	6	21	75	125	170	-26.5
Burnaby - Central Park	43	23	4	24	4	64	1,173	591	1,224	702	74.4
Burnaby - Remainder	155	172	72	68	37	32	195	124	459	396	15.9
Burnaby Total	308	358	116	138	83	102	2,167	862	2,674	1,460	83.2
Coquitlam	290	278	74	64	103	84	661	951	1,128	1,377	-18.1
Delta - Tsawwassen	50	29	0	0	0	0	5	95	55	124	-55.6
Delta - Ladner	24	44	0	0	0	0	5	20	29	64	-54.7
Delta - North	78	58	2	84	74	24	70	50	224	216	3.7
Delta	152	131	2	84	74	24	80	165	308	404	-23.8
Langley City	11	16	0	0	0	38	67	0	78	54	44.4
Langley District	275	262	14	18	459	384	271	515	1,019	1,179	-13.6
Lion's Bay	3	1	0	0	0	0	0	0	3	1	200.0
Maple Ridge	288	175	36	4	177	68	201	51	702	298	135.6
New Westminster	58	60	4	4	55	90	197	379	314	533	-41.1
North Vancouver City	46	48	18	6	24	4	362	527	450	585	-23.1
North Vancouver DM	149	97	0	0	46	0	412	41	607	138	**
Pitt Meadows	16	5	4	2	36	8	106	84	162	99	63.6
Port Coquitlam	26	54	2	6	83	128	128	192	239	380	-37.1
Port Moody	7	6	0	2	0	0	0	0	7	8	-12.5
Richmond	321	344	40	22	90	206	1,517	1,250	1,968	1,822	8.0
Surrey - South	261	210	42	13	267	365	124	243	694	836	-17.0
Surrey - Cloverdale	89	140	2	22	243	217	105	34	439	413	6.3
Surrey - North	425	414	8	10	428	616	351	179	1,212	1,219	-0.6
Surrey - Guildford	13	13	0	0	30	47	38	159	81	219	-63.0
Surrey - Whalley	104	78	0	0	14	0	524	167	642	245	162.0
Surrey Total	892	855	52	50	982	1,245	1,142	782	3,068	2,932	4.6
University Endowment Lands	4	4	0	0	0	7	199	232	203	243	-16.5
Vancouver - West End	0	0	0	0	0	0	0	304	0	304	-100.0
Vancouver - Downtown	0	0	0	0	0	0	362	1,271	362	1,271	-71.5
Vancouver - Kitsilano	8	11	10	20	0	0	52	435	70	466	-85.0
Vancouver - False Creek	1	2	0	2	0	0	189	1,075	190	1,079	-82.4
Vancouver - Granville/Oak	8	17	8	12	0	4	60	26	76	59	28.8
Vancouver - Kerrisdale	45	57	0	0	0	0	34	6	79	63	25.4
Vancouver - Marpole	64	65	6	16	0	0	434	118	504	199	153.3
Vancouver - Eastside	701	643	116	64	11	32	764	469	1,592	1,208	31.8
Vancouver - Mt. Pleasant	1	3	18	48	0	15	170	132	189	198	-4.5
Vancouver - Strath/Grand	4	11	6	14	5	11	328	184	343	220	55.9
Vancouver - Westside	293	386	2	2	19	33	125	284	439	705	-37.7
Vancouver Total	1,125	1,195	166	178	35	95	2,518	4,304	3,844	5,772	-33.4
West Vancouver	159	106	24	0	4	0	96	162	283	268	5.6
White Rock	72	62	2	0	0	21	142	37	216	120	80.0
First Nations	13	29	0	0	0	0	0	0	13	29	-55.2
Vancouver CMA	4,245	4,114	554	578	2,281	2,504	10,266	10,535	17,346	17,731	-2.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	368	0	5	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	1
Burnaby - Central Park	0	0	0	4	0	0	4	0
Burnaby - Remainder	0	16	0	0	1	0	2	0
Burnaby Total	0	16	0	4	369	0	13	1
Coquitlam	4	4	0	0	0	249	16	23
Delta - Tsawwassen	0	0	0	0	0	0	1	3
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	0	12	0	0	0	0	7	6
Delta	0	12	0	0	0	0	8	11
Langley City	0	0	0	0	0	0	0	0
Langley District	39	90	0	0	88	107	7	13
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	3	0	0	0	51	0	0
New Westminster	0	0	0	0	0	0	1	0
North Vancouver City	0	0	0	0	0	0	3	5
North Vancouver DM	0	0	0	0	0	0	1	3
Pitt Meadows	20	0	0	0	0	84	0	0
Port Coquitlam	0	0	0	0	24	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	16	0	0	192	245	11	6
Surrey - South	38	21	0	0	0	0	4	2
Surrey - Cloverdale	0	25	0	0	0	0	3	5
Surrey - North	43	39	0	0	0	0	17	22
Surrey - Guildford	0	0	0	0	0	0	3	1
Surrey - Whalley	0	0	0	0	64	0	5	7
Surrey Total	81	85	0	0	64	0	32	37
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	134	0	0
Vancouver - Kitsilano	0	0	0	0	0	255	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	49	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	1
Vancouver - Marpole	0	0	0	0	0	0	0	1
Vancouver - Eastside	0	0	0	0	68	0	32	23
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	29	10	0	38
Vancouver - Westside	0	0	0	0	0	0	3	3
Vancouver Total	0	0	0	0	146	399	36	66
West Vancouver	0	0	0	0	0	6	0	0
White Rock	0	0	0	0	0	0	4	7
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	144	226	0	4	883	1,141	132	172

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	30	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	95	52	0	0
Burnaby - North	0	0	0	0	642	18	38	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	0
Burnaby - South & East	42	6	0	0	0	71	21	4
Burnaby - Central Park	4	60	0	4	1,150	591	23	0
Burnaby - Remainder	37	32	0	0	119	122	76	2
Burnaby Total	83	98	0	4	2,006	854	161	8
Coquitlam	103	84	0	0	491	794	170	157
Delta - Tsawwassen	0	0	0	0	0	88	5	7
Delta - Ladner	0	0	0	0	0	13	5	7
Delta - North	74	24	0	0	0	0	70	50
Delta	74	24	0	0	0	101	80	64
Langley City	0	38	0	0	67	0	0	0
Langley District	459	384	0	0	153	342	118	173
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	177	68	0	0	126	51	75	0
New Westminster	55	90	0	0	196	379	1	0
North Vancouver City	24	4	0	0	165	501	197	26
North Vancouver DM	46	0	0	0	342	0	70	41
Pitt Meadows	36	8	0	0	106	84	0	0
Port Coquitlam	83	128	0	0	125	112	3	80
Port Moody	0	0	0	0	0	0	0	0
Richmond	90	206	0	0	1,140	1,113	377	137
Surrey - South	267	365	0	0	75	218	49	25
Surrey - Cloverdale	243	217	0	0	68	0	37	34
Surrey - North	428	616	0	0	125	0	226	179
Surrey - Guildford	30	47	0	0	29	155	9	4
Surrey - Whalley	4	0	10	0	454	125	70	42
Surrey Total	972	1,245	10	0	751	498	391	284
University Endowment Lands	0	7	0	0	105	232	94	0
Vancouver - West End	0	0	0	0	0	118	0	186
Vancouver - Downtown	0	0	0	0	81	1,052	281	219
Vancouver - Kitsilano	0	0	0	0	50	391	2	44
Vancouver - False Creek	0	0	0	0	189	985	0	90
Vancouver - Granville/Oak	0	4	0	0	59	24	1	2
Vancouver - Kerrisdale	0	0	0	0	27	0	7	6
Vancouver - Marpole	0	0	0	0	209	104	225	14
Vancouver - Eastside	11	32	0	0	427	84	337	385
Vancouver - Mt. Pleasant	0	15	0	0	170	32	0	100
Vancouver - Strath/Grand	5	11	0	0	181	44	147	140
Vancouver - Westside	19	33	0	0	0	118	125	166
Vancouver Total	35	95	0	0	1,393	2,952	1,125	1,352
West Vancouver	4	0	0	0	93	21	3	141
White Rock	0	21	0	0	90	0	52	37
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,271	2,500	10	4	7,349	8,034	2,917	2,501

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Anmore	9	0	0	0	0	0	9	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	5	368	0	5	0	382	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	7	0	0	2	1	9	8
Burnaby - Central Park	5	0	0	0	4	4	9	4
Burnaby - Remainder	6	13	1	16	2	0	9	29
Burnaby Total	27	25	369	16	13	5	409	46
Coquitlam	23	38	10	275	16	23	49	336
Delta - Tsawwassen	2	4	0	0	1	3	3	7
Delta - Ladner	2	2	0	0	0	2	2	4
Delta - North	8	7	0	22	7	6	15	35
Delta	12	13	0	22	8	11	20	46
Langley City	3	1	0	0	0	0	3	1
Langley District	27	36	124	199	14	18	165	253
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	35	10	0	54	0	1	35	65
New Westminster	5	3	0	0	1	0	6	3
North Vancouver City	5	9	0	0	3	5	8	14
North Vancouver DM	9	11	0	0	1	3	10	14
Pitt Meadows	4	2	20	84	0	0	24	86
Port Coquitlam	5	2	24	0	0	0	29	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	20	68	192	263	14	8	226	339
Surrey - South	25	29	41	21	4	2	70	52
Surrey - Cloverdale	11	16	0	25	4	9	15	50
Surrey - North	32	40	43	39	18	24	93	103
Surrey - Guildford	3	3	0	0	3	1	6	4
Surrey - Whalley	7	11	64	0	5	7	76	18
Surrey Total	78	99	148	85	34	43	260	227
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	134	0	0	0	134
Vancouver - Kitsilano	4	2	0	257	0	0	4	259
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	2	49	0	1	0	50	2
Vancouver - Kerrisdale	5	2	0	0	3	1	8	3
Vancouver - Marpole	4	3	0	0	0	2	4	5
Vancouver - Eastside	50	39	68	0	70	55	188	94
Vancouver - Mt. Pleasant	2	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	29	10	1	38	30	48
Vancouver - Westside	20	18	0	0	4	6	24	24
Vancouver Total	85	66	146	401	79	102	310	569
West Vancouver	9	9	0	6	0	0	9	15
White Rock	9	9	0	0	4	8	13	17
First Nations	0	13	0	0	0	0	0	13
Vancouver CMA	367	415	1,033	1,405	187	227	1,587	2,047

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
December 2015	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	999,750
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	2	16.7	3	25.0	4	33.3	3	25.0	12	-	1,478,005
Year-to-date 2014	1	5.6	1	5.6	0	0.0	9	50.0	7	38.9	18	-	1,605,720
Belcarra													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Bowen Island													
December 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	5	35.7	1	7.1	2	14.3	3	21.4	3	21.4	14	-	-
Year-to-date 2014	2	16.7	1	8.3	6	50.0	0	0.0	3	25.0	12	-	1,948,750
Burnaby													
December 2015	0	0.0	0	0.0	0	0.0	5	33.3	10	66.7	15	1,695,000	1,633,857
December 2014	0	0.0	0	0.0	1	6.3	10	62.5	5	31.3	16	1,347,500	1,335,155
Year-to-date 2015	0	0.0	0	0.0	24	7.3	190	57.8	115	35.0	329	1,400,000	1,474,754
Year-to-date 2014	0	0.0	2	0.5	55	14.6	240	63.5	81	21.4	378	1,255,000	1,298,288
Coquitlam													
December 2015	0	0.0	0	0.0	2	8.7	14	60.9	7	30.4	23	1,205,000	1,336,801
December 2014	0	0.0	1	2.3	28	63.6	15	34.1	0	0.0	44	937,500	986,004
Year-to-date 2015	0	0.0	6	2.0	130	42.5	113	36.9	57	18.6	306	1,050,000	1,144,973
Year-to-date 2014	2	0.8	14	5.3	148	56.5	91	34.7	7	2.7	262	935,000	1,008,817
Delta													
December 2015	0	0.0	0	0.0	2	16.7	7	58.3	3	25.0	12	1,347,500	1,404,933
December 2014	0	0.0	0	0.0	7	53.8	5	38.5	1	7.7	13	975,000	1,130,586
Year-to-date 2015	0	0.0	4	2.5	69	42.6	67	41.4	22	13.6	162	1,050,000	1,162,378
Year-to-date 2014	2	1.6	8	6.6	60	49.2	45	36.9	7	5.7	122	960,000	1,056,787
Langley City													
December 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
December 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	2	16.7	9	75.0	1	8.3	0	0.0	12	-	-
Year-to-date 2014	0	0.0	3	21.4	10	71.4	1	7.1	0	0.0	14	-	-
Langley District													
December 2015	1	3.8	14	53.8	5	19.2	4	15.4	2	7.7	26	697,500	893,561
December 2014	3	12.5	9	37.5	4	16.7	3	12.5	5	20.8	24	755,000	1,072,942
Year-to-date 2015	24	8.5	110	39.1	86	30.6	30	10.7	31	11.0	281	760,000	934,526
Year-to-date 2014	32	12.2	113	43.1	60	22.9	29	11.1	28	10.7	262	720,000	902,683

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Maple Ridge													
December 2015	34	82.9	4	9.8	1	2.4	2	4.9	0	0.0	41	520,000	549,474
December 2014	6	54.5	4	36.4	1	9.1	0	0.0	0	0.0	11	600,000	602,218
Year-to-date 2015	189	57.3	105	31.8	28	8.5	8	2.4	0	0.0	330	580,000	595,635
Year-to-date 2014	107	52.2	77	37.6	11	5.4	10	4.9	0	0.0	205	600,000	629,109
New Westminster													
December 2015	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
December 2014	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	896,725
Year-to-date 2015	2	3.1	20	31.3	22	34.4	20	31.3	0	0.0	64	782,500	855,288
Year-to-date 2014	1	1.8	16	29.1	23	41.8	14	25.5	1	1.8	55	987,500	886,704
North Vancouver City													
December 2015	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
December 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	21	42.0	29	58.0	50	1,527,500	1,591,306
Year-to-date 2014	0	0.0	0	0.0	2	4.1	19	38.8	28	57.1	49	1,632,500	1,577,102
North Vancouver DM													
December 2015	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	-	2,068,363
December 2014	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,970,000	2,237,186
Year-to-date 2015	0	0.0	0	0.0	1	0.6	31	19.7	125	79.6	157	1,885,000	1,996,600
Year-to-date 2014	1	1.1	0	0.0	0	0.0	22	23.2	72	75.8	95	2,140,000	1,945,997
Pitt Meadows													
December 2015	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
December 2014	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	586,200
Year-to-date 2015	8	47.1	9	52.9	0	0.0	0	0.0	0	0.0	17	-	641,225
Year-to-date 2014	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	-	586,200
Port Coquitlam													
December 2015	0	0.0	3	37.5	2	25.0	3	37.5	0	0.0	8	-	944,280
December 2014	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	2	7.7	4	15.4	12	46.2	8	30.8	0	0.0	26	-	933,358
Year-to-date 2014	4	6.6	17	27.9	40	65.6	0	0.0	0	0.0	61	850,000	784,733
Port Moody													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	3	50.0	1	16.7	2	33.3	6	-	-
Year-to-date 2014	0	0.0	0	0.0	2	25.0	4	50.0	2	25.0	8	-	-
Richmond													
December 2015	0	0.0	0	0.0	0	0.0	9	47.4	10	52.6	19	1,640,000	1,793,043
December 2014	0	0.0	0	0.0	2	2.9	34	49.3	33	47.8	69	1,475,000	1,685,650
Year-to-date 2015	0	0.0	1	0.3	11	3.0	118	32.6	232	64.1	362	1,795,000	1,870,847
Year-to-date 2014	1	0.2	1	0.2	27	6.7	164	40.6	211	52.2	404	1,502,500	1,626,117

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
December 2015	3	3.4	14	15.9	37	42.0	20	22.7	14	15.9	88	912,500	1,132,986
December 2014	11	10.6	30	28.8	42	40.4	8	7.7	13	12.5	104	800,000	978,063
Year-to-date 2015	48	5.0	265	27.3	425	43.9	148	15.3	83	8.6	969	850,000	976,107
Year-to-date 2014	65	7.5	323	37.2	356	41.0	81	9.3	44	5.1	869	775,000	870,348
University Endowment Lands													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Vancouver City													
December 2015	0	0.0	0	0.0	1	1.4	18	25.7	51	72.9	70	1,950,000	2,326,376
December 2014	0	0.0	0	0.0	1	1.3	39	51.3	36	47.4	76	1,472,500	1,917,969
Year-to-date 2015	2	0.3	3	0.4	10	1.3	153	19.9	599	78.1	767	2,170,000	2,496,968
Year-to-date 2014	1	0.1	6	0.6	18	1.9	294	31.2	622	66.1	941	2,000,000	2,306,747
West Vancouver													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	4,405,000	5,471,462
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	3,280,000	3,866,800
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.3	154	98.7	156	3,190,000	3,810,023
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	107	100.0	107	3,280,000	3,947,987
White Rock													
December 2015	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	2,099,823
December 2014	0	0.0	0	0.0	2	16.7	3	25.0	7	58.3	12	1,570,000	1,612,241
Year-to-date 2015	0	0.0	0	0.0	5	8.3	11	18.3	44	73.3	60	-	1,953,875
Year-to-date 2014	0	0.0	0	0.0	7	12.1	13	22.4	38	65.5	58	1,570,000	1,855,971
First Nations													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	550,000	549,900
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Year-to-date 2014	29	100.0	0	0.0	0	0.0	0	0.0	0	0.0	29	550,000	549,900
Vancouver CMA													
December 2015	39	11.3	37	10.7	54	15.6	91	26.3	125	36.1	346	1,192,500	1,567,511
December 2014	36	8.6	46	11.0	93	22.2	121	28.9	122	29.2	418	1,162,500	1,393,876
Year-to-date 2015	291	7.1	532	13.0	840	20.5	929	22.7	1,505	36.7	4,097	1,200,000	1,535,280
Year-to-date 2014	253	6.4	587	14.8	825	20.8	1,037	26.2	1,263	31.9	3,965	1,160,000	1,471,827

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2015						
Submarket	Dec 2015	Dec 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	999,750	-	n/a	1,478,005	1,605,720	-8.0
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	1,948,750	n/a
Burnaby	1,633,857	1,335,155	22.4	1,474,754	1,298,288	13.6
Coquitlam	1,336,801	986,004	35.6	1,144,973	1,008,817	13.5
Delta	1,404,933	1,130,586	24.3	1,162,378	1,056,787	10.0
Langley City	-	-	n/a	-	-	n/a
Langley District	893,561	1,072,942	-16.7	934,526	902,683	3.5
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	549,474	602,218	-8.8	595,635	629,109	-5.3
New Westminster	-	896,725	n/a	855,288	886,704	-3.5
North Vancouver City	-	-	n/a	1,591,306	1,577,102	0.9
North Vancouver DM	2,068,363	2,237,186	-7.5	1,996,600	1,945,997	2.6
Pitt Meadows	-	586,200	n/a	641,225	586,200	9.4
Port Coquitlam	944,280	-	n/a	933,358	784,733	18.9
Port Moody	-	-	n/a	-	-	n/a
Richmond	1,793,043	1,685,650	6.4	1,870,847	1,626,117	15.0
Surrey	1,132,986	978,063	15.8	976,107	870,348	12.2
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	2,326,376	1,917,969	21.3	2,496,968	2,306,747	8.2
West Vancouver	5,471,462	3,866,800	41.5	3,810,023	3,947,987	-3.5
White Rock	2,099,823	1,612,241	30.2	1,953,875	1,855,971	5.3
First Nations	-	549,900	n/a	549,900	549,900	0.0
Vancouver CMA	1,567,511	1,393,876	12.5	1,535,280	1,471,827	4.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
December 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,804	31.3	2,708	5,498	4,947	54.7	812,536	8.5	806,005
	February	2,570	41.1	2,723	4,860	4,370	62.3	846,978	11.3	813,338
	March	2,697	13.7	2,256	5,445	4,415	51.1	801,543	5.6	788,704
	April	3,090	15.9	2,625	6,118	5,016	52.3	801,171	8.3	788,570
	May	3,331	13.4	2,702	6,111	4,787	56.4	814,418	5.4	796,909
	June	3,452	29.4	2,899	5,518	4,794	60.5	796,714	4.4	801,259
	July	3,111	4.2	2,721	5,115	4,856	56.0	805,061	6.3	826,477
	August	2,820	10.3	2,980	4,036	4,785	62.3	802,763	2.3	808,044
	September	2,965	17.5	3,013	5,348	4,940	61.0	836,735	6.4	841,689
	October	3,113	15.4	3,022	4,608	5,079	59.5	819,336	5.6	816,595
	November	2,567	7.4	3,026	3,115	4,882	62.0	801,450	3.4	832,128
	December	2,173	9.2	3,018	1,937	4,838	62.4	819,384	4.3	838,369
2015	January	1,948	8.0	3,130	4,887	4,590	68.2	827,558	1.8	821,914
	February	3,108	20.9	3,348	5,566	4,983	67.2	879,069	3.8	843,334
	March	4,132	53.2	3,473	6,168	5,045	68.8	891,652	11.2	871,627
	April	4,254	37.7	3,529	6,041	4,725	74.7	899,178	12.2	891,337
	May	4,145	24.4	3,535	5,768	4,826	73.2	905,701	11.2	887,356
	June	4,444	28.7	3,537	5,999	4,902	72.2	922,326	15.8	927,088
	July	4,038	29.8	3,567	5,274	4,996	71.4	866,772	7.7	888,731
	August	3,431	21.7	3,615	4,382	4,985	72.5	900,592	12.2	907,680
	September	3,423	15.4	3,493	4,952	4,693	74.4	857,015	2.4	861,455
	October	3,714	19.3	3,801	4,242	4,877	77.9	947,334	15.6	945,120
	November	3,603	40.4	4,065	3,523	5,139	79.1	930,652	16.1	963,725
	December	2,905	33.7	4,052	2,073	5,115	79.2	980,974	19.7	999,455
	Q4 2014	7,853	0.0		9,660			813,503	0.0	
	Q4 2015	10,222	30.2		9,838			951,014	16.9	
	YTD 2014	33,693	16.2		57,709			812,653	5.8	
	YTD 2015	43,145	28.1		58,875			902,801	11.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,263	6.2	64.9	895
	February	595	3.14	5.24	96.4	119.5	1,269	6.1	65.0	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,269	5.8	64.7	878
	May	570	3.14	4.79	95.8	121.2	1,274	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,278	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,279	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,277	5.9	64.7	887
	September	570	3.14	4.79	95.8	121.2	1,277	6.0	64.7	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,280	6.2	64.8	885
	December	570	3.14	4.79	95.9	119.6	1,279	6.0	64.6	890
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64		122.4	1,337	5.7	66.1	925

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	25	0	0	0	4	0	2	9	40
December 2014	21	0	0	0	7	0	1	4	33
% Change	19.0	n/a	n/a	n/a	-42.9	n/a	100.0	125.0	21.2
Year-to-date 2015	363	4	0	5	154	165	25	90	806
Year-to-date 2014	226	0	0	0	67	146	25	35	499
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
UNDER CONSTRUCTION									
December 2015	309	0	0	4	145	227	15	73	773
December 2014	176	0	0	0	82	279	17	32	586
% Change	75.6	n/a	n/a	n/a	76.8	-18.6	-11.8	128.1	31.9
COMPLETIONS									
December 2015	21	4	0	0	0	67	2	9	103
December 2014	9	0	0	0	0	42	2	2	55
% Change	133.3	n/a	n/a	n/a	n/a	59.5	0.0	**	87.3
Year-to-date 2015	230	4	0	1	81	217	27	53	613
Year-to-date 2014	186	0	0	0	52	59	21	258	576
% Change	23.7	n/a	n/a	n/a	55.8	**	28.6	-79.5	6.4
COMPLETED & NOT ABSORBED									
December 2015	22	1	0	0	26	81	n/a	n/a	130
December 2014	48	0	0	0	40	16	n/a	n/a	104
% Change	-54.2	n/a	n/a	n/a	-35.0	**	n/a	n/a	25.0
ABSORBED									
December 2015	26	3	0	0	25	67	n/a	n/a	121
December 2014	11	0	0	0	1	42	n/a	n/a	54
% Change	136.4	n/a	n/a	n/a	**	59.5	n/a	n/a	124.1
Year-to-date 2015	256	3	0	1	95	152	n/a	n/a	507
Year-to-date 2014	205	1	0	0	98	53	n/a	n/a	357
% Change	24.9	200.0	n/a	n/a	-3.1	186.8	n/a	n/a	42.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
December 2015	19	0	0	0	4	0	2	9	34
December 2014	10	0	0	0	7	0	1	4	22
Mission DM									
December 2015	6	0	0	0	0	0	0	0	6
December 2014	11	0	0	0	0	0	0	0	11
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2015	25	0	0	0	4	0	2	9	40
December 2014	21	0	0	0	7	0	1	4	33
UNDER CONSTRUCTION									
Abbotsford City									
December 2015	249	0	0	4	145	227	12	72	709
December 2014	99	0	0	0	82	279	8	32	500
Mission DM									
December 2015	60	0	0	0	0	0	3	1	64
December 2014	77	0	0	0	0	0	9	0	86
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2015	309	0	0	4	145	227	15	73	773
December 2014	176	0	0	0	82	279	17	32	586
COMPLETIONS									
Abbotsford City									
December 2015	15	0	0	0	0	67	1	9	92
December 2014	3	0	0	0	0	0	1	2	6
Mission DM									
December 2015	6	4	0	0	0	0	1	0	11
December 2014	6	0	0	0	0	42	1	0	49
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2015	21	4	0	0	0	67	2	9	103
December 2014	9	0	0	0	0	42	2	2	55

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
December 2015	11	0	0	0	26	81	n/a	n/a	118
December 2014	24	0	0	0	40	16	n/a	n/a	80
Mission DM									
December 2015	11	1	0	0	0	0	n/a	n/a	12
December 2014	24	0	0	0	0	0	n/a	n/a	24
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2015	22	1	0	0	26	81	n/a	n/a	130
December 2014	48	0	0	0	40	16	n/a	n/a	104
ABSORBED									
Abbotsford City									
December 2015	16	0	0	0	25	67	n/a	n/a	108
December 2014	5	0	0	0	1	0	n/a	n/a	6
Mission DM									
December 2015	10	3	0	0	0	0	n/a	n/a	13
December 2014	6	0	0	0	0	42	n/a	n/a	48
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2015	26	3	0	0	25	67	n/a	n/a	121
December 2014	11	0	0	0	1	42	n/a	n/a	54

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Abbotsford City	21	11	0	0	4	7	9	4	34	22	54.5
Mission DM	6	11	0	0	0	0	0	0	6	11	-45.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	27	22	0	0	4	7	9	4	40	33	21.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	297	126	0	2	154	65	254	181	705	374	88.5
Mission DM	96	125	4	0	0	0	1	0	101	125	-19.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	393	251	4	2	154	65	255	181	806	499	61.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Abbotsford City	4	7	0	0	0	0	9	4
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	7	0	0	0	0	9	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	154	65	0	0	165	146	89	35
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	154	65	0	0	165	146	90	35

Table 2.4: Starts by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Abbotsford City	19	10	4	7	11	5	34	22
Mission DM	6	11	0	0	0	0	6	11
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	25	21	4	7	11	5	40	33

Table 2.5: Starts by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	275	117	324	213	106	44	705	374
Mission DM	92	109	0	0	9	16	101	125
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	367	226	324	213	115	60	806	499

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Abbotsford City	16	4	0	0	0	0	76	2	92	6	**
Mission DM	7	7	4	0	0	0	0	42	11	49	-77.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	23	11	4	0	0	0	76	44	103	55	87.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	139	110	2	0	79	52	270	275	490	437	12.1
Mission DM	119	97	4	0	0	0	0	42	123	139	-11.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	258	207	6	0	79	52	270	317	613	576	6.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Abbotsford City	0	0	0	0	67	0	9	2
Mission DM	0	0	0	0	0	42	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	67	42	9	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	79	52	0	0	217	17	53	258
Mission DM	0	0	0	0	0	42	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	79	52	0	0	217	59	53	258

Table 3.4: Completions by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Abbotsford City	15	3	67	0	10	3	92	6
Mission DM	10	6	0	42	1	1	11	49
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	25	9	67	42	11	4	103	55

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	125	100	299	69	66	268	490	437
Mission DM	109	86	0	42	14	11	123	139
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	234	186	299	111	80	279	613	576

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
December 2015	2	12.5	3	18.8	2	12.5	6	37.5	3	18.8	16	685,000	639,254
December 2014	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	-	596,980
Year-to-date 2015	17	12.2	31	22.3	30	21.6	34	24.5	27	19.4	139	625,000	629,185
Year-to-date 2014	3	2.6	25	21.4	57	48.7	11	9.4	21	17.9	117	595,000	637,232
Mission DM													
December 2015	0	0.0	4	40.0	4	40.0	1	10.0	1	10.0	10	575,000	600,832
December 2014	1	16.7	4	66.7	0	0.0	1	16.7	0	0.0	6	-	463,385
Year-to-date 2015	35	29.7	53	44.9	21	17.8	3	2.5	6	5.1	118	485,000	512,363
Year-to-date 2014	39	44.3	38	43.2	9	10.2	2	2.3	0	0.0	88	452,500	463,266
First Nations													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
December 2015	2	7.7	7	26.9	6	23.1	7	26.9	4	15.4	26	600,000	624,476
December 2014	1	9.1	6	54.5	2	18.2	2	18.2	0	0.0	11	550,000	524,110
Year-to-date 2015	52	20.2	84	32.7	51	19.8	37	14.4	33	12.8	257	540,000	572,363
Year-to-date 2014	42	20.5	63	30.7	66	32.2	13	6.3	21	10.2	205	550,000	562,554

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2015

Submarket	Dec 2015	Dec 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	639,254	596,980	7.1	629,185	637,232	-1.3
Mission DM	600,832	463,385	29.7	512,363	463,266	10.6
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	624,476	524,110	19.1	572,363	562,554	1.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
December 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	729	26.6	1,160	2,376	2,248	51.6	491,415	13.0	511,641
	February	1,044	20.4	1,173	2,351	2,284	51.4	524,435	11.4	515,587
	March	1,195	15.0	1,045	2,524	2,246	46.5	505,698	4.7	503,959
	April	1,396	9.4	1,185	2,877	2,235	53.0	504,550	1.8	497,313
	May	1,546	19.7	1,251	2,903	2,340	53.5	536,186	7.3	521,378
	June	1,598	27.0	1,228	2,677	2,315	53.0	516,798	3.4	506,519
	July	1,526	10.4	1,229	2,377	2,087	58.9	503,722	0.6	503,363
	August	1,231	1.8	1,276	2,156	2,297	55.6	528,939	9.7	528,046
	September	1,344	24.7	1,390	2,529	2,347	59.2	520,477	5.8	524,839
	October	1,376	16.3	1,382	2,124	2,336	59.2	528,118	8.2	528,927
	November	1,053	14.5	1,342	1,507	2,307	58.2	518,977	-0.2	532,864
	December	979	20.1	1,355	995	2,355	57.5	523,874	7.8	528,754
2015	January	802	10.0	1,356	2,327	2,281	59.4	524,068	6.6	542,993
	February	1,262	20.9	1,429	2,348	2,255	63.4	551,811	5.2	543,472
	March	1,738	45.4	1,540	2,793	2,293	67.2	558,457	10.4	554,798
	April	1,928	38.1	1,556	2,921	2,324	67.0	555,793	10.2	549,852
	May	1,884	21.9	1,608	2,715	2,207	72.9	574,557	7.2	557,529
	June	2,283	42.9	1,658	2,997	2,379	69.7	572,888	10.9	562,449
	July	2,089	36.9	1,702	2,548	2,306	73.8	571,739	13.5	572,291
	August	1,639	33.1	1,668	2,213	2,373	70.3	580,224	9.7	580,170
	September	1,623	20.8	1,684	2,251	2,072	81.3	577,192	10.9	582,015
	October	1,665	21.0	1,775	1,950	2,284	77.7	610,642	15.6	611,206
	November	1,692	60.7	2,035	1,669	2,445	83.2	603,045	16.2	617,290
	December	1,450	48.1	2,044	1,132	2,646	77.2	629,978	20.3	636,328
	Q4 2014	3,408	16.8		4,626			524,075	5.3	
	Q4 2015	4,807	41.1		4,751			613,801	17.1	
	YTD 2014	15,017	16.5		27,396			517,718	5.6	
	YTD 2015	20,055	33.5		27,864			577,507	11.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
December 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	95.0	117.1	90	8.0	68.2	804
	February	595	3.14	5.24	95.0	118.0	89	8.4	67.7	809
	March	581	3.14	4.99	94.9	118.6	88	7.8	66.9	809
	April	570	3.14	4.79	94.6	119.0	89	7.5	67.3	800
	May	570	3.14	4.79	94.4	119.7	89	7.5	67.0	793
	June	570	3.14	4.79	94.3	119.8	87	8.0	65.8	805
	July	570	3.14	4.79	94.2	119.6	85	8.3	64.8	818
	August	570	3.14	4.79	94.4	119.6	85	8.1	64.2	828
	September	570	3.14	4.79	94.4	119.5	85	7.7	64.3	814
	October	570	3.14	4.79	94.7	119.0	87	6.6	64.6	805
	November	570	3.14	4.79	94.5	118.8	87	6.3	64.3	815
	December	570	3.14	4.79	94.5	118.1	87	6.0	64.6	836
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64		120.4	90	7.6	67.0	817

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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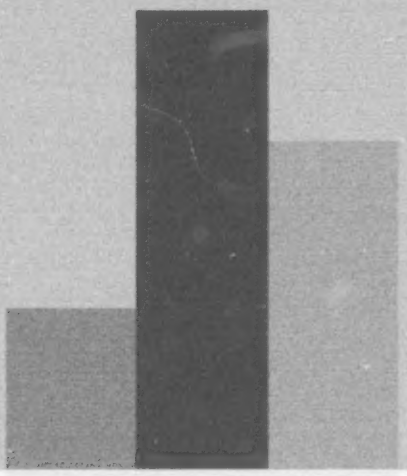

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